

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 22, 1975, in the Council Chamber, commencing at 9.30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The Council was advised that there were no matters to be considered 'In Camera' this day.

ADOPTION OF MINUTES.

MOVED by Ald. Bird
SECONDED by Ald. Sweeney

THAT the Minutes of the Regular Council Meeting of July 8, 1975, including the Minutes of the 'In Camera' Meeting of July 8, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORT

VII. Report of Standing Committee on
Finance and Administration.
(July 17, 1975)

1976-1980 Five Year Plan
(Clause 1)

The Council agreed to hear the Chairman of the Park Board with respect to the 1976 - 1980 Five Year Plan.

Commissioner Brown addressed the Council and spoke with regard to those items in the Five Year Plan involving the Park Board. The Commissioner expressed the concern of the Park Board, emphasizing that the items had been reduced to a bare minimum. Comments were also made concerning the improvements to the Kitsilano Pool, which have been deleted, and in this regard the Medical Health Officer commented on the health aspects of the Pool, and other pool and beach areas.

Cont'd...

Regular Council, July 22, 1975.

1976 - 1980 Five Year Plan
(Clause 1) Cont'd.

In considering the Standing Committee's report dated July 17, 1975, various officials answered questions put by Members of Council.

MOVED by Ald. Volrich

THAT recommendations (A) to (F) of the Committee, contained in this report, be approved.

- (amended)

Single Ballot

MOVED by Ald. Rankin (in amendment)

THAT recommendation (D) of the Committee be deleted and, therefore, one ballot be submitted to the electorate, containing one Question on the Five Year Plan.

- CARRIED

(Ald. Bowers, Sweeney, Volrich and the Mayor opposed)

Kitsilano Pool

MOVED by Ald. Bird (in amendment)

THAT renovations necessary to bring the Kitsilano Pool up to the required health standards be included in the Five Year Plan at a cost of \$650,000, on the understanding that an application for one-third of a million dollars will be applied for from the Provincial Government's Community Recreation Facilities Fund for the Kitsilano Pool renovations.

- (carried)

MOVED by Ald. Volrich (in amendment to the amendment)

THAT the figure of \$650,000 in Alderman Bird's amendment be struck and the figure of \$500,000 be inserted in lieu thereof.

- (not put)

The amendment by Alderman Bird was put and CARRIED.

Left-turn Bays - False Creek

MOVED by Ald. Volrich (in amendment)

THAT \$400,000 allocated for Left-turn Bays re the False Creek Development - 6th Avenue at Oak Street and at Heather Street, be deleted from the Plan.

- CARRIED UNANIMOUSLY

Underground Wiring

MOVED by Ald. Volrich (in amendment)

THAT an allocation of \$1.7 million for underground wiring, be included in the Plan.

- LOST

(Ald. Bird, Boyce, Harcourt, Marzari, Rankin and the Mayor opposed.)

Cont'd..

1976 - 1980 Five Year Plan
(Clause 1) Cont'd)

Underground Wiring (Cont'd)

MOVED by Ald. Cowie (in amendment)

THAT an allocation of \$1,000,000 for underground wiring,
be included in the Plan.

- LOST

(Ald. Bird, Bowers, Boyce, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Bird (in amendment)

THAT an allocation of \$850,000 for underground wiring,
be included in the Plan.

- CARRIED

(Ald. Bowers, Boyce, Marzari and Rankin opposed)

Neighbourhood Improvement Program.

MOVED by Ald. Marzari (in amendment)

THAT a total of \$2,000,000 be allocated in the Plan with respect
to the Neighbourhood Improvement Program.

- CARRIED

(Ald. Kennedy, Sweeney and Volrich opposed)

The main motion by Alderman Volrich, as amended, and reading
as follows, was put and - CARRIED UNANIMOUSLY

"THAT City Council approve including \$2,000,000 in the
Five Year Plan for the Neighbourhood Improvement Program.

THAT City Council approve the total amount of \$58,850,000
in the 1976-80 Five Year Plan to be put to the voters on
October 8, 1975, details to be as amended by the Finance
and Administration Committee, and the following amendments
made by Council this day:

Left-hand turns -

False Creek. Delete \$400,000.

Underground Wiring. Delete \$850,000.

Kitsilano Pool

Renovations. Add \$650,000.

AND FURTHER THAT one ballot be submitted to the electorate
containing one Question on the Five Year Plan.

THAT City Council include an amount of \$500,000 in the
Five Year Plan for the Public Safety Building on the
assumption that the proceeds of the Provincial Court
Building are applied to the renovation.

THAT the report dated July 10, 1975, from the Permits and
Licenses Department re Police Facilities be received.

THAT the memorandum from the Mayor dated July 17, 1975,
be received and no action taken."

Council recessed at 11.a.m. and reconvened at
11.15 a.m. with the same members present.

CITY MANAGER'S REPORT

Park Board - Kitsilano and Sunset Ice Rinks.

Council considered the matter of Kitsilano and Sunset Ice Rinks which is contained in the Manager's Report of July 18, 1975, Finance Matters, Clause 8.

The Chairman of the Park Board spoke briefly to the matter and urged Council to approve the Park Board request as set out in the report.

MOVED by Ald. Harcourt

THAT the City enter into a contract on behalf of the Park Board with A.R. Grimwood Ltd., for a management contract for Ice rinks at Kitsilano and Sunset for an upset price not to exceed \$2,930,000 on the understanding given by the Architect and the Contractor that they will be able to reduce the total cost by at least \$90,000 on the two rinks by negotiating on construction.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Council agreed to defer the following items of Unfinished Business, pending the hearing of delegations later this day:

Civic Grant Appeal.

Rezoning - 3296 S/E Marine Drive.

Lack of Parks and Playing Fields in Fairview Slopes.

Hiring and Promotional Procedures in the City of Vancouver.

Elderly Citizens Housing Project Tax Relief -
10th Avenue and Yukon Street.

Demolition Applications.

1179 West 7th Avenue.

1085-99 Robson Street (784 Thurlow)

City Council on July 8, 1975, after considering the City Manager's report on the above demolition applications, instructed that the Demolition Permit re 1179 West 7th Avenue be withheld to this meeting, pending a report from the Heritage Advisory Committee on the building. The Council noted a report from that Committee, dated July 18, 1975.

Council, on July 8, 1975, also withheld the Demolition Permit for 1085-99 Robson Street (784 Thurlow) pending a report back to this meeting from the Director of Planning on the designation of the building and the possible methods of compensation for the property owners. The Manager's report of July 15, 1975, containing the Director of Planning's recommendations in this regard was noted.

Cont'd..

UNFINISHED BUSINESS (Cont'd)

Mr. Russell Baker, representing the developer, and the developer of the proposed development at 1179 West 7th Avenue, addressed the Council and gave a history of the matter.

MOVED by Ald. Bowers

THAT the Demolition Permit re 1179 West 7th Avenue be granted on the basis of a satisfactory development scheme being submitted.

- CARRIED

(Ald. Rankin opposed)

MOVED by Ald. Rankin

THAT the matter of a Development Permit re 1085-99 Robson Street (784 Thurlow) be deferred, pending the hearing of a delegation from the Montreal Trust Company.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Delegation Request -

Mr. Richard Fury, Various Matters.

The Council noted a letter from Mr. Richard Fury, requesting to appear before Council regarding:

The pay raise of senior Civil Servants.

The "housing problem" and its possible solutions.

General Meetings of the City Council.

MOVED by Ald. Harcourt

THAT the delegation request of Mr. Richard Fury be granted, and arrangements left with the City Clerk.

- CARRIED

(Ald. Bowers and Boyce opposed)

Economic Benefits of Preserving
Old Buildings.

Council noted a letter submitted by the City Clerk on behalf of the Vancouver Heritage Advisory Committee in which it was requested that Council approve an allocation of \$600 to send two members of the Heritage Advisory Committee, and one member of the Planning Department to the "Economic Benefits of Preserving Old Buildings" Conference in Seattle, Thursday July 31 to Saturday, August 2, 1975.

MOVED by Ald. Volrich

THAT the request of the Vancouver Heritage Advisory Committee be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Request to use Loudspeaker
at Annual Parade - Glad
Tidings Temple.

Under date of July 8, 1975, the Glad Tidings Temple submitted a letter requesting permission to use a loudspeaker in its Annual Parade being held on August 9, 1975. The Chief Constable had already granted permission to hold the Parade.

MOVED by Ald. Bird

THAT the Glad Tidings Temple be permitted to use a loudspeaker in its parade as requested.

- CARRIED UNANIMOUSLY

Establishment of Committee
re Grants.

The Arts Club Theatre, in a letter dated July 8, 1975, proposed a new system of establishing civic grants and offered its assistance in this regard in setting up a Committee.

The Mayor advised that he has already discussed the matter of a Cultural Committee with the Community Arts Council and suggested that this matter be deferred at this time.

MOVED by Ald. Harcourt

THAT the letter from the Arts Club Theatre be received and considered further when the Mayor and the Community Arts Council report to Council on proposals re Cultural grants.

- CARRIED UNANIMOUSLY

Civic Funding - Appeal

MOVED by Ald. Rankin

THAT the Cross-Reach Single Parents' request to appear as a delegation appealing Council's decision re its civic grant request, be granted, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

The Beefeater Band
Grant Request.

Council noted a letter dated July 7, 1975, from Mr. Gordon Olson Director of the Beefeater Band, requesting a grant of \$2,000, to assist the Band which has been invited to perform at the Edinburgh Military Tattoo this year.

MOVED by Ald. Bird

THAT a grant of \$1,000 be approved to the Beefeater Band with respect to its attendance at the Edinburgh Military Tattoo.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

COMMUNICATIONS OR PETITIONS (Cont'd)

Pedestrian activated light at
Oak Street and 59th Avenue.

The Council noted a letter from the Marpole-Oakridge Area Council requesting to appear as a delegation later this day concerning its petition regarding an activated light being installed at the intersection of Oak Street and 59th Avenue. The matter is contained in the Official Traffic Commission's report dated July 3, 1975, which is before Council this day.

MOVED by Ald. Bird

THAT the request of the Marpole-Oakridge Area Council be granted and, therefore, the delegation be heard later this day.

- CARRIED UNANIMOUSLY

49th Avenue Bus Route.

In a letter dated July 12, 1975, Killarney Champlain Citizens for Action group requested to appear as a delegation later this day on the subject of the 49th Avenue bus route, which matter is contained in the Official Traffic Commission's report of July 3, 1975.

MOVED by Ald. Harcourt

THAT the request of the Killarney Champlain Citizens for Action group be granted and, therefore, the delegation be heard later this day.

- CARRIED UNANIMOUSLY

False Creek - 9 day Boat Show.

Council noted a letter from Mr. Russell Baker, Solicitor, requesting to appear as a delegation this day regarding the proposed installation of floats in False Creek for a nine-day boat show. The matter is contained in Clause 5 of the Planning and Development Committee's report dated July 10, 1975.

MOVED by Ald. Bird

THAT the request of Mr. Russell Baker be granted and, therefore, the delegation be heard later this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTSA. CITY MANAGER'S
GENERAL REPORT
JULY 18, 1975.Works and Utility Matters
(July 18, 1975)

The Council considered this report which contains five clauses, identified as follows:

- Cl. 1. Closure of lane West of Cambie Street, between 10th Avenue and lane North of 10th Avenue, Adjacent to Lots A - E, Block 360, D.L. 526, Plan 3453 and Plan 4386.
- Cl. 2. Closure of Heather St. and Alder St., North of 6th Avenue and Subdivision of Area 6, False Creek Development.
- Cl. 3. Deferred Local Improvement (Lakewood, William to Charles)
- Cl. 4. 1045 Burnaby Street - Tree Relocation for Crossing - D.P.A. 69964.
- Cl. 5. Vancouver and Delta Sanitary Landfill Agreement.

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

1045 Burnaby Street - Tree Relocation
for Crossing - D.P.A. 69964. (Clause 4)

MOVED by Ald. Volrich

THAT the tree presently located at 1045 Burnaby Street be re-located by the Park Board, at the expense of the developer, and that the re-location be a condition of the Sidewalk Crossing approval.

- CARRIED UNANIMOUSLY

Vancouver and Delta Sanitary
Landfill Agreement. (Clause 5)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Building and Planning Matters
(July 18, 1975)

The Council considered this report which contains six clauses, identified as follows:

- Cl. 1. Self-Serve Gas Stations.
- Cl. 2. Demolitions in Kitsilano.
- Cl. 3. Cedar Cottage N.I.P. Appropriation: St. Joseph's School.
- Cl. 4. Strathcona Rehabilitation Project.
- Cl. 5. Neighbourhood Improvement Program - Kitsilano
Appropriation of Funds.
- Cl. 6. Alternate Subdivision Approving Officer.

The Council took action as follows:

Self-Serve Gas Stations
(Clause 1)

In considering this clause the Council heard representations from Imperial Oil Ltd., and from Texaco Canada Ltd., speaking in respect of amendments to Schedule B of the License By-law.

MOVED by Ald. Bowers

THAT the Self-serve stations at the following locations be approved and, therefore, added to Schedule B of the License By-law.

1795 West Broadway
1205 Burrard Street
2405 East Broadway
3792 West 4th Avenue
688 South East Marine Drive.

- CARRIED

(Ald. Bird, Marzari, Rankin and Volrich opposed)

MOVED by Ald. Sweeney

THAT the proposal by Imperial Oil Ltd., to convert the station at 2806 Cambie Street to a Self-serve station and, therefore, relinquish the Self-serve station at 2000 West Broadway, be not approved.

- CARRIED

(Ald. Bowers and Cowie opposed)

MOVED by Ald. Bowers

THAT a Self-serve station at 3075 Kingsway be approved and, therefore, added to Schedule B. of the License By-law.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT a Self-serve station at 205 S.E. Marine Drive be not granted.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Volrich
and the Mayor opposed)

Cont'd.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
July 18, 1975. (Cont'd)

Self-Serve Gas Stations
(Clause 1) (Cont'd)

MOVED by Ald. Boyce

THAT a Self-serve station at 205 S.E. Marine Drive be approved,
and, therefore, added to Schedule B of the License By-law.

- CARRIED

(Ald. Harcourt, Marzari, Rankin and Sweeney opposed)

MOVED by Ald. Rankin

THAT a Self-serve station at 3310 West Broadway be not approved.

- CARRIED

(Ald. Bowers and Cowie opposed)

MOVED by Ald. Harcourt

THAT a Self-serve station at 2120 Grandview Highway be not
approved.

- CARRIED

(Ald. Bowers, Boyce, Cowie and Marzari opposed)

MOVED by Ald. Volrich

THAT a Self-serve station at 1500 Main Street be approved and,
therefore, added to Schedule B of the License By-law.

- CARRIED UNANIMOUSLY

The Council recessed at 12.20 p.m. to
reconvene in the Council Chamber at
2.00 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 2.00 p.m. with Mayor Phillips in the Chair and the following Members present :

PRESENT : Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL : D. H. Little.

DELEGATIONS AND UNFINISHED BUSINESS

Rezoning - 3296 S/E Marine Drive

Mr. B. Kershaw, Solicitor, appeared on behalf of Mr. Tom Holmes in respect of an application to amend the zoning by-law to rezone property at 3296 S/E Marine Drive from RT-2 (two-family dwelling district) to industrial and/or commercial. The Council had before it a report of the City Manager containing information from the Director of Planning in respect of this application, in which the Director and the Vancouver City Planning Commission recommend the application be not approved which recommendation is endorsed by the City Manager.

MOVED by Ald. Bowers

THAT pursuant to the afore-mentioned reports this application for rezoning be not approved.

- CARRIED UNANIMOUSLY

Grant Request: S.E.A.R.C.H.

Dr. Malcolm Crane on behalf of the Society for Education, Action, Research and Counselling on Homosexuality, and Gay Bars, appeared in support of a grant in the amount of \$17,899 for operational costs, promotion and education for one year.

The Council had before it a report on the matter from the City Manager under date of April 16, 1975, in which information is given from the Director of Social Planning recommending as follows :

- "1) the City approve a grant of \$8,424 to SEARCH to pay the salary of the Community Education Worker;
- 2) the City pay half the operating costs in the amount of \$4,737, subject to the condition that the Vancouver Resource Board agree to pay the other half;
- 3) SEARCH undertake to raise funds from its membership and other sources to meet operating expenses in subsequent years if the program continues."

.../cont'd

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DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Grant Request : S.E.A.R.C.H. (cont'd)

The Director of Social Planning will make application for 50% cost-sharing for this program under the Canada Assistance Plan. Should such funding be forthcoming, the net cost to the City would be approximately \$8,949.00."

MOVED by Ald. Harcourt

THAT the foregoing recommendations of the Director of Social Planning be approved.

- LOST (NOT HAVING
RECEIVED THE REQUIRED
MAJORITY).

(Ald. Bird, Boyce, Kennedy,
Sweeney and Volrich opposed)

Lack of Parks and Playing Fields in Fairview Slopes

Mr. Ted Baynes, representing the Save Our Parkland Association, appeared before Council urging provision for parks and playing fields in the Fairview Slopes area, with particular reference to Area 6.

MOVED by Ald. Cowie

THAT oral representations of Mr. Baynes be received and the matter referred to the Director of Planning for report back on ways and means of providing small parks and playing fields accommodations in the Fairview Slopes area (activities such as tennis and like recreation).

- CARRIED UNANIMOUSLY

Hiring and Promotional Procedures:
City of Vancouver.

Council, on July 8, 1975, when considering the report of the Community Services Committee dated June 26, 1975, on the above matter deferred certain of the recommendations in the report, pending the hearing of a delegation from the Human Rights Branch of the Department of Labour and the Status of Women Council.

Ms. Shelagh Day on behalf of the delegation, circulated a comprehensive brief suggesting the creation of an Equal Employment Opportunity Program for the City, and other matters. The delegation suggested to Council that a Committee be struck composed of members of Council, City Management, the Unions certified at the City and the Human Rights Branch.

In considering this whole matter, Council noted a report from the City Manager dated July 16, 1975, giving information prepared by the Director of Personnel Services on the recruiting and promotion practices carried out by the Civic Administration.

MOVED by Ald. Harcourt

THAT the proposal of the Human Rights Branch regarding striking a special committee to design and oversee an Equal Employment Opportunity Program, be approved.

- CARRIED UNANIMOUSLY

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Hiring and Promotional Procedures :
City of Vancouver (continued)

MOVED by Ald. Harcourt

THAT the following recommendations of the Community Services Committee, as contained in its report of June 26, 1975, be approved :

"THAT since the Human Rights Code is a law of the Province of British Columbia, the City abide by its provisions in its hiring and promotion policies;

THAT the Director of Personnel conduct a general review of the hiring and promotional policies of the City of Vancouver to ensure they are in keeping with the provisions of the Human Rights Code and report back to the Community Services Committee."

- CARRIED UNANIMOUSLY

Lutheran Project Development Society :
Tax Relief

Council received a delegation from the Lutheran Project Development Society of B.C. requesting tax relief for its proposed elderly citizens housing project at 10th Avenue and Yukon. The organization submitted a brief outlining the reasons for requesting tax relief. It was noted that the site has been unoccupied since October, 1974.

Council noted a report of the City Manager dated July 15, 1975, wherein the Director of Finance outlined the City's general procedure in respect of grants in lieu of taxes.

MOVED by Ald. Rankin

THAT a grant in the amount of \$1393.42 be approved to the Lutheran Project Development Society of B.C. under Section 206 of the Vancouver Charter, to be applied against the organization's taxes for 1975.

- CARRIED UNANIMOUSLY
 AND BY THE REQUIRED
 MAJORITY.

Bus Stop at Frontenac and 54th Avenue

Earlier this day Council approved a delegation request from the Killarney Champlain Citizens for Action Committee. Pursuant thereto Mr. Davidowitz, representing the organization, addressed Council referring to the Official Traffic Commission's report of July 4, 1975 (Clause 5), dealing with the matter. After due consideration it was

MOVED by Ald. Marzari

THAT the bus stop on Frontenac at 49th Avenue not be relocated, but, a new bus stop be installed on Frontenac at 54th Avenue.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)Marine Trades Association:
Dock Facilities False Creek

With the permission of Council earlier this day, Mr. R. K. Baker addressed the Council on behalf of the Marine Trades Association of B.C., making application for the Association to build dock facilities within the bay of the proposed Heather Street Marina in False Creek. The facility would be a gift to the City of Vancouver. Mr. Baker referred to a letter from the Association which had been circulated previously to Members of Council, wherein certain stipulations were detailed concerning the Association's Annual "On-the-Water Show".

The Council noted that the Planning and Development Committee had considered this matter as contained in its report dated July 10, 1975, which is to be considered by Council this day.

The Council, after hearing the representation from the Marine Trades Association of B.C. then considered the Standing Committee's Report dated July 10, 1975 (Clause 5).

MOVED by Ald. Bird

THAT the recommendations of the Committee as contained in Clause 5 of this report dated July 10, 1975, be approved.

- CARRIED

(Ald. Bowers, Cowie, Marzari
and Rankin opposed)

Pedestrian-activated signal request:
Oak Street and 59th Avenue

Representatives of the Marpole-Oakridge Area Council were present in support of a pedestrian-activated signal for the intersection of 59th Avenue and Oak Street. In this regard the Council noted the resolution of the Official Traffic Commission of July 3, 1975, contained in its Clause 3 proposing that such signal be deferred for future consideration by the Engineering Department under the Warrant System.

MOVED by Ald. Marzari

THAT a pedestrian-activated signal be installed at the intersection of 59th Avenue and Oak Street forthwith, funds to be provided from contingency reserve.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Building and Planning Matters
July 18, 1975 (Cont'd)Clauses 2 - 6 inclusive.

MOVED by Ald. Sweeney

THAT Clause 2 of this report be received for information and the recommendations of the City Manager contained in Clauses 3,4,5 and 6 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(July 18, 1975)

Request for Street Closure -
Grandview - Woodlands Area
(Clause 1)

MOVED by Ald. Rankin

THAT a maximum amount of \$500 be approved in respect of the various requests made by the Grandview-Woodlands Goodtime Crew, and referred to in this clause, and taking into consideration the conditions and recommendations set out in the report by the City Engineer and the Director of Finance.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Finance Matters
(July 18, 1975)

The Council considered this report which contains eight clauses, identified as follows:

- Cl. 1. Sale of Furniture and Equipment - B.C. Assessment Authority.
- Cl. 2. Investment Matters (Various Funds) May 1975.
- Cl. 3. Auto Allowance for City Employees.
- Cl. 4. Third Floor Renovations.
- Cl. 5. Staffing and Operating Costs - Joe Fortes (West End) Branch Library.
- Cl. 6. Cultural Grant - Vancouver Opera Association (VOA)
- Cl. 7. Vancouver Historical Insights Limited.
- Cl. 8. Park Board - Kitsilano and Sunset Ice Rinks.

The Council took action as follows:

Clauses 1 - 4 inclusive.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Staffing and Operating Costs -
Joe Fortes (West End) Branch Library.
(Clause 5)

MOVED by Ald. Sweeney

THAT the request of the Vancouver Public Library Board and the West End Community Centre Association to appear before Council as delegations on this matter, be granted, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

Cultural Grant - Vancouver
Opera Association (VOA)
(Clause 6)

MOVED by Ald. Harcourt

That the City's previous actions be confirmed and, therefore, the grant approved earlier this year to the Vancouver Opera Association be spent solely for the rental of the Queen Elizabeth Theatre.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Finance Matters
(July 18, 1975) (Cont'd)Vancouver Historical Insights Limited
(Clause 7)

MOVED by Ald. Harcourt

THAT the recommendation of the Director of Social Planning, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Park Board - Kitsilano and
Sunset Ice Rinks. (Clause 8)

For Council action on this Clause, see page 4.

Personnel Matters
(July 18, 1975)"Program Budgeting" Attendance:
Two Employees - Finance Department
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(July 18, 1975)

The Council considered this report which contains seven clauses, identified as follows:

- Cl. 1. Parcel D (R.P.2347) lying in front of lots 1 & 2 Block 1, D.L. 184, 2215 Commissioner Street.
- Cl. 2. Rental Review - West Half of Argyle Street End Adjacent to Lot 20, East Half of Block C, D.L.328.
- Cl. 3. Anavets Senior Citizens Housing, Lot D. Block 109, D.L. 264A. Situated: 900 Block East 8th Avenue.
- Cl. 4. Execution of Priority Agreement for Mortgage - 731 Union Street, Lot 34, Block 92, District Lot 181, Plan 196.
- Cl. 5. Sale of Lots 1-4, Blocks 1 & 2, D.L.311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L.319 etc., Situated N.W. Corner of Ash and S.W. Marine Drive.
- Cl. 6. Thunderbird Neighbourhood Development, St. Margaret's Reformed Episcopal Church.
- Cl. 7. Demolitions.

The Council took action as follows:

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(July 18, 1975) Cont'd.

Clauses 1 - 4 inclusive.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in clauses 1, 2, 3 and 4 of this report, be approved.

Sale of Lots 1-4, Blocks 1 & 2, D.L.311 and
Lots 18-20, Block 21 and Lot 20, Block 32,
D.L.319, etc. Situated N.W. Corner of Ash
and S.W. Marine Drive. (Clause 5)

MOVED by Ald. Harcourt

THAT the Cheshire Homes Society be granted an extension to the sale date for two months, and the Society be asked to present a detailed progress report to the Housing Committee on its position, including its request for an extension to July 8, 1976.

- CARRIED UNANIMOUSLY

Thunderbird Neighbourhood Development
St. Margaret's Reformed Episcopal Church.
(Clause 6)

MOVED by Ald. Harcourt

THAT the sale of City Property, as described in this clause, to St. Margaret's Church, be approved, based on \$100,000 per acre and, therefore, the full sale price will be \$150,000.

- CARRIED UNANIMOUSLY

Demolitions
(Clause 7)

MOVED by Ald. Harcourt

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

B. Cooperative Housing Site
Langara Lands.

The City Manager submitted the following report under date of July 15, 1975:

The Acting Supervisor of Property & Insurance and Director of Finance reports as follows:-

"On May 27, 1975, after considering the reports of the Planning Department on the disposal of the Langara Lands, Council approved the location, the type of development and the disposition of various sites to be created within the area. In particular approval was given to sell the 5.5 acre co-operative housing site to the Provincial Government for lease for the development of co-operative housing, at a price (based on its use for co-operative housing) of \$248,000.00 per acre.

The Deputy Minister of Housing on behalf of the Provincial Government, has declined the City's offer to sell for the following reasons:

1. The Government's purchase of land is restricted to projects which can be developed immediately.
2. C.M.H.C. funds for co-operative development are fully allocated, and immediate development of this site could not take place.
3. In their judgment the cost of the land is too high for co-operative housing for low-income groups.

The funds from the sale of this and other sites in Langara were to reimburse the City for the purchase of the lands from Marathon. In the financial reconciliation forming part of the report considered by Council on May 27, the total costs of the site were shown to exceed the expected revenues to be derived from the sale of the housing sites. That reconciliation must now be updated for two reasons:

1. Council, on June 17, 1975, recommended that parking, curbs, sidewalks and street lighting be charged on a normal local improvement basis.
2. On May 27, 1975, the City Manager advised Council that there were further costs of servicing not detailed in the report. Those further costs have been detailed by the Engineer and total \$420,000.00.

These factors obviously change the deficit expected from development as reported to Council on May 27, 1975.

Expected Revenues

| | |
|--|-------------------|
| Y.M.C.A. and Park | 1,125,000. |
| Senior Citizen Housing | 500,000. |
| Co-operative Housing (\$248,000./acre) | 1,364,000. |
| Market Housing (\$300,000/acre) | <u>2,250,000.</u> |
| TOTAL | 5,239,000. |

Estimated Costs:

| | |
|-----------------------------|-------------------|
| Acquisition | 4,500,000. |
| Debt Servicing | 685,100. |
| Modification of Golf Course | 350,000. |
| Jurors | 2,000. |
| Engineering Services | <u>420,000.</u> |
| TOTAL | 5,957,100. |
| DEFICIT | 718,000. |

If the 5.5 acres now designated for co-operative housing were to be sold for market housing at \$300,000.00 per acre and a density of 15 units per acre, this deficit could be reduced to \$432,100.00.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Co-operative Housing Site
Langara Lands (Cont'd)

It is therefore RECOMMENDED that this site be designated a market housing site and that it be placed on the market for sale at a fixed price based on the same per acre value and on the same terms and conditions as approved by Council on May 27, 1975, for the 7.5 acre market housing site in Langara; and that the resolution of Council of April 15th, 1975 be rescinded only insofar as it relates to co-operative housing. However, it is recognised that Council may wish to consider some other alternative.

A report by the City Engineer, dealing with local improvement charges and additional costs for servicing, is being submitted concurrently. "

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance and Director of Finance be approved.

MOVED by Ald. Rankin

THAT the foregoing report of the City Manager be referred to the Housing Committee, and the Committee pursue with the Provincial Government authorities, ways and means of effecting Co-operative Housing, for report to Council on the matter, within two months.

- CARRIED UNANIMOUSLY

B(i) Servicing of Langara Lands

The following report, dated July 16, 1975, was submitted by the City Manager:

The City Manager submits the following report of the City Engineer and the Director of Finance:

"The City Engineer and Director of Finance report as follows:

SERVICING THE LANDS

In the Director of Planning's report dated May 16, 1975, and dealt with by Council on May 27, 1975, it was mentioned that City services would require up-grading and that a separate report on costs would be submitted. When dealing with this portion of the report the City Manager brought to Council's attention that this work was estimated to cost \$420,000 in addition to the \$60,000 for streets and sidewalks adjacent to the site. The following is a detailed breakdown of these costs:

| | |
|---|------------|
| (1) Sewers in the new internal street and in easements within the subdivision | \$ 120,000 |
| (2) Watermains in the new internal street and easements and larger mains from 45th and Cambie and from 45th and Columbia to feed | \$ 210,000 |
| (3) Undergrounding B.C. Hydro and B.C. Tel lines in new internal street and easements and including feeds from the lane north of 49th | \$ 80,000 |
| (4) Pavement and curbs, sidewalks, and street lighting on the new internal street and sidewalks on Cambie and on 49th abutting | \$ 60,000 |
| (5) Relocating golf course parking lot to allow new internal street and subdivision | \$ 10,000 |
| | \$ 480,000 |

Note: that these descriptions and estimates are preliminary, being based on the subdivision information available to date.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Servicing of Langara Lands (Cont'd)

LOCAL IMPROVEMENTS

Council, on 27 May, 1975, approved that paving and curbs, sidewalks, and street lighting (Item 4 above) should be local improvements. Upon completion of the legal survey plan a report on the local improvements will be submitted to Council.

FINANCING

The City Engineer and the Director of Finance RECOMMEND that the funds for Items (1), (2), (3) and (5) above come from the land sales."

The City Manager RECOMMENDS that the above report of the City Engineer and the Director of Finance be approved.

MOVED by Ald. Bird

THAT the recommendation of the City Manager, contained in this report be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Finance and Administration.
(July 10, 1975)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Discussion on all Matters Pertaining to Labour Relations.
- Cl. 2. Furniture Requirements - Health Department.
- Cl. 3. Sale or Leasing of Land in Champlain Heights -
Areas E & F.
- Cl. 4. Community Disparity Fund - Vancouver's Claim.

The Council took action as follows:

Clauses 1 - 4 inclusive.

MOVED by Ald. Volrich

THAT the recommendations of the Committee, contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

I(i) Council Brief to the Provincial Government
for Claim Against the Community Disparity Fund.

The Council noted a report from the City Manager, dated July 18, 1975, containing a draft brief for a claim on the Community Disparity Fund. The report had been requested by the Finance and Administration Committee at its meeting on July 10, 1975.

The brief had been revised by the Director of Finance and was submitted at this time for Council's consideration.

MOVED by Ald. Volrich

THAT the brief, as submitted by the Director of Finance, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee
on Planning and Development.
(July 10, 1975)

The Council considered this report which contains six clauses,
identified as follows:

- Cl. 1. Official Development Plan for the Downtown.
- Cl. 2. Granville Street Pedestrian Transitway - Phase II.
- Cl. 3. Central Broadway Urban Design Study.
- Cl. 4. Fairview Area Planning - Heritage Houses.
- Cl. 5. On-The-Water Boat Show - Rental Boat Dock.
- Cl. 6. Laurel & Heather Street Land Bridges.

The Council took action as follows:

Official Development Plan
for the Downtown (Clause 1)

Moved by Ald. Bowers

THAT the recommendation of the Committee, contained in this clause,
be approved.

- CARRIED UNANIMOUSLY

Granville Street Pedestrian
Transitway - Phase II. (Clause 2)

MOVED by Ald. Bowers

THAT item (a) re Bus Shelters, as contained in Clause 2 be
referred back to the Committee for further consideration:

AND FURTHER THAT the balance of the recommendations in Clause
2 be approved.

- CARRIED UNANIMOUSLY

Central Broadway Urban
Design Study. (Clause 3)

MOVED by Ald. Bowers

THAT the recommendations of the Committee, contained in this
clause, be approved.

- CARRIED UNANIMOUSLY

Fairview Area Planning -
Heritage Houses - Clause 4)

MOVED by Ald. Bowers

THAT the recommendations as contained in this clause, be approved,
but that recommendation 'B' be given top priority by the City Manager
for report back to Council as soon as possible.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Planning and Development
(July 10, 1975) (Cont'd)

On-the-Water Boat Show -
Rental Boat Dock (Clause 5)

For Council action on this clause see page 14.

Laurel & Heather Street Land Bridges
(Clause 6)

MOVED by Ald. Bowers
THAT the recommendations of the Committee, contained in this
clause, be approved.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

III Report of Standing Committee
on Community Services
(July 10, 1975)

The Council considered this report, which contains four clauses,
identified as follows:

- Cl. 1. Immigrant Services Centre - 8165 Main Street.
- Cl. 2. Liquor Permit Application - 1222 Hamilton Street.
- Cl. 3. Liquor Administration Branch - Hours of Operation
for Neighbourhood Pubs.
- Cl. 4. Derelict Buildings in the Skid Road Area.

The Council took action as follows:

Immigrant Services Centre -
8165 Main Street (Clause 1)

In considering this clause, the Chairman of the Committee
advised Council that the Budget Officer and the City Manager's
office had suggested certain changes to the Committee's recomm-
endations.

After due consideration it was
MOVED by Ald. Rankin

THAT City Council approve the continuation of these positions
to March 31, 1976, with funding to be consistent with prevailing
rates for the positions, with that amount for the period July 1, 1975
to December 31, 1975, approximately \$12,766, to be funded from
Contingency Reserve, and the amount for the period January 1, 1976
to March 31, 1976, approximately \$6,861 to be approved in advance
of the 1976 budget.

THAT City Council approve operating costs in the amount of \$18,370
of which \$12,580 is to be provided from Contingency Reserve for the
period July 1, 1975 to December 31, 1975, with the balance of \$5,790
to be approved in advance of the 1976 budget, for that period
January 1, 1976 to March 31, 1976.

Cont'd..

Regular Council, July 22, 1975. 23

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

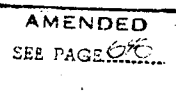
Report of Standing Committee
on Community Services
(July 10, 1975) (Cont'd)

Immigrant Services Centre -
8165 Main Street (Clause 1) Cont'd.

THAT City officials negotiate cost-sharing of operating costs for the Immigrant Services Centre with the South Vancouver Community Resources Board and the Federal Department of Manpower and Immigration after the period ending March 31, 1976.

THAT City Council approve the leasing of the premises at 8165 Main Street, for a one year period at \$1,200 per month.

- CARRIED UNANIMOUSLY



IV. Report of Official Traffic
Commission
(July 3, 1975)

The Council considered this report which contains nine clauses, identified as follows:

- Cl. 1. Pine Crescent - Traffic Control.
- Cl. 2. Resident Parking Only - Vicinity of Nanaimo and Kingsway.
- Cl. 3. Pedestrian Signal Request on Oak Street and 59th Avenue.
- Cl. 4. Combined Through Bus Route 27: Southeast Vancouver to Kootenay Loop.
- Cl. 5. 49th Avenue Bus Route.
- Cl. 6. Marine Drive at 70th Avenue - Overhead Sign.
- Cl. 7. 33rd Avenue and Granville Street.
- Cl. 8. Standardization of Turn Regulation Signs.
- Cl. 9. Other Business.

The Council took action as follows:

Pine Crescent - Traffic Control
(Clause 1)

In considering this clause, Mr. Gascoyne, Assistant City Engineer - Traffic, gave a further explanation of the situation with respect to traffic control at Pine Crescent and 36th Avenue.

MOVED by Ald. Marzari

THAT the City Engineer be authorized to install a stop sign on Pine Crescent at 36th Avenue.

- CARRIED UNANIMOUSLY

Resident Parking Only - Vicinity
of Nanaimo and Kingsway (Clause 2)

MOVED by Ald. Marzari

THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Official Traffic
Commission (July 3, 1975) Cont'd.

Pedestrian Signal Request on Oak
Street and 59th Avenue. (Clause 3)

For Council action on this clause see page 14.

Combined Through Bus Route 27:
Southeast Vancouver to Kootenay Loop
(Clause 4)

MOVED by Ald. Marzari
THAT the recommendation of the Committee, contained in this
clause, be approved.
- CARRIED UNANIMOUSLY

49th Avenue Bus Route
(Clause 5)

In considering Clause 5, Council was reminded that 'B' had been
dealt with earlier this day.

MOVED by Ald. Marzari
THAT recommendations 'A', 'C' and 'D' be approved.
- CARRIED UNANIMOUSLY

Marine Drive at 70th Avenue -
Overhead Sign (Clause 6)

MOVED by Ald. Marzari
THAT the recommendation of the Committee, contained in this
clause, be approved.
- CARRIED UNANIMOUSLY

Clauses 7, 8 and 9

MOVED by Ald. Marzari
THAT Clauses 7, 8 and 9 contained in this report, be received
for information.
- CARRIED UNANIMOUSLY

O.T.C. Functions.

Alderman Boyce criticized the effectiveness of the Official
Traffic Commission and the Mayor directed that Alderman Boyce
submit a report on the matter for the consideration of Council.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

V. Report to Council from the
Steering Committee re Park
Board Study.

Under date of July 18, 1975, the Steering Committee re the Park Board Study, comprising Alderman Volrich and Alderman Bowers, submitted a report prepared by Peat, Marwick and Partners, on the responsibilities and authorities of the Vancouver Board of Parks and Recreation.

The Steering Committee recommended that the seven recommendations of the Consultant contained in pages 5, 6 and 7 of the report, be referred to the City Manager for comment and that Council consider them further after hearing from the Manager and the Parks Board.

MOVED by Ald. Bowers

THAT the foregoing recommendation of the Steering Committee be approved.

- CARRIED UNANIMOUSLY

(Report referred to is
on file in the City
Clerk's Office.)

VI. Report from Clients' Committee
re Space Requirements of the
Vancouver Police Department.

Council noted a report from the Clients' Committee re Space Requirements of the Vancouver Police Department, dated July 3, 1975 from which the following is extracted.

"RESOLVED

- (A) THAT the Standing Committee of Council on Finance and Administration allocate a maximum of \$260,000 in the Five Year Plan for expansion to the Oakridge Sub-station, such expansion to not include a jail.
- (B) THAT the Construction and Maintenance Division re-examine the figures titled #1, #2 and #3 which was submitted to the Clients' Committee meeting of April 15th which were approved by Council April 22nd, with a view to keeping them in line with Council's recommendation of April 22nd (i.e. "that costs be kept within the lowest estimates") and report to the Standing Committee on Finance and Administration.

And it was
RECOMMENDED

- A. THAT Council expand the terms of reference of Harrison/Kiss, Architects, to include the expansion to the Oakridge Sub Station; that Harrison/Kiss begin preparation of sketch plans and cost estimates for the Oakridge expansion and that this addition to the Oakridge Sub-station cost no more than \$260,000. "

CITY MANGER'S AND OTHER REPORTS (Cont'd)

Report from Clients' Committee
re Space Requirements of the
Vancouver Police Department (Cont'd)

MOVED by Ald. Bowers

THAT the resolution of the Committee be received for information
and the recommendation be approved after amendment as follows:

THAT Council expand the terms of reference of Harrison/Kiss
Architects to include the expansion to the Oakridge Sub-
station; that Harrison/Kiss begin preparation of sketch
plans and cost estimates for the Oakridge expansion and that
this addition to the Oakridge Sub-station cost no more
than \$260,000.

AND FURTHER THAT the Architects, as soon as possible, provide
the Committee with a more detailed breakdown of the square
footage required, particularly the 2,050 sq. ft. referred to
in the report.

- CARRIED UNANIMOUSLY

Police Station, 312 Main Street
Drawings and Cost Estimates

Alderman Bowers advised Council that the Manager is requesting
authorization for the architects to commence the preparation of
drawings and cost estimates for the annex at 312 Main Street.

MOVED by Ald. Bowers

THAT Harrison/Kiss be authorized to proceed with the preparation
of drawings and cost estimates for the annex at 312 Main Street.

- CARRIED

(Ald. Marzari opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO.4702,
BEING THE BUILDING BY-LAW, TO INCORPORATE
THE 1975 NATIONAL BUILDING CODE

MOVED by Ald. Harcourt

SECONDED by Ald. Bird

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Bird

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Highway Purposes

MOVED by Ald. Bowers

SECONDED by Ald. Harcourt

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands :

1. East 4 feet of Lot 1, Block 4, in the South East quarter of Section Twenty-Three, Town of Hastings Suburban Lands, Plan Number 4819.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Closing, Stopping up and dividing with
abutting lands

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The City is subdividing its lands and portion of the Canadian Pacific Railway Company's lands between Birch Street and Cambie Street, north of 6th Avenue;
3. The Canadian Pacific Railway Company is agreeable to the relocation of their right-of-way and the exchange of lands in this area to accommodate the subdivision;
4. The portion of Heather Street adjacent to Block 278, and the portion of Alder Street adjacent to Block 274 both of District Lot 526 and deemed dedicated by the deposit of Plan 590 lying to the north of the north side of 6th Avenue are surplus to the City's highway requirements.

THEREFORE BE IT RESOLVED THAT the portions of Heather Street and Birch Street lying to the north of the northerly limit of 6th Avenue and being adjacent to Blocks 278 and 274 respectively, District Lot 526 and deemed to be dedicated by the deposit of plan 590, the same as shown outlined red and green respectively on plan prepared by A. Burhoe, B.C.L.S. dated July 11, 1975 and marginally numbered LA378, a print of which is attached hereto, be closed, stopped up and title taken thereto and

BE IT FURTHER RESOLVED THAT the said closed roads be subdivided with the abutting lands.

(FALSE CREEK DEVELOPMENT AREA 6)

- CARRIED UNANIMOUSLY

1. Minaki Lodge and Other Similar Displacements

At the Council Meeting on July 8, 1975, Ald. Kennedy submitted a Notice of Motion regarding Minaki Lodge and the displacements of citizens. The motion was seconded by Ald. Sweeney. As a result of information received from the Acting Supervisor of Property and Insurance in a memo dated July 10, 1975, Ald. Kennedy requested that the motion be now withdrawn, to which the Council agreed.

ENQUIRIES AND OTHER MATTERS

Langara Students' Society:
Summer Carnival

MOVED by Ald. Rankin
SECONDED by Ald. Bird

THAT Council approve the granting of a Special Occasions Permit for one day only to sell beer and wine at the Annual Langara Students' Society Summer Carnival to be held on August 1, 1975.

- CARRIED UNANIMOUSLY

Development of Strathcona Area
Sites C. & D.

Alderman Harcourt

referred to a letter he has received from Strathcona Property Owners and Tenants Association on the matter of interim financing of consultant's costs incurred regarding sites C and D in Strathcona.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT the letter from Strathcona Property Owners and Tenants Association, dated July 10, 1975, be referred to the Director of Finance for report back to Council as soon as possible, on interim financing between S.P.O.T.A. and the Shon Yee Association.

- CARRIED UNANIMOUSLY

In addition to the above Alderman Harcourt also requested that the comprehensive report re the Strathcona Development requested by Council some time ago, be presented to Council as soon as possible. The Mayor so directed.

Change of Date -
Five Year Plan Plebiscite

Alderman Boyce

suggested an alternate date to the October 8, 1975 Five Year Plan Plebiscite, and in this regard offered a motion to rescind the previous motion of Council setting the date of October 8, 1975. There being no seconder, the motion to rescind was not put.

ENQUIRIES AND OTHER MATTERS (Cont'd)

2624 Waterloo Street -
Illegal Suite.

Alderman Bowers

referred to Council's resolution of June 24, 1975 concerning the Illegal Suite situation at 2624 Waterloo Street. The Council had directed that City regulations be enforced as a result of additional Illegal Suites having been constructed.

MOVED by Ald. Bowers
SECONDED by Ald. Rankin

THAT the Council resolution of June 24, 1975, be amended whereby the Hardship application by Mrs Cotsakis be approved in respect of the basement suite only, but that all other units and additions be removed.

- CARRIED UNANIMOUSLY

Sound Truck - Canada
Manpower Centre.

Alderman Marzari

referred to a letter submitted by Canada Manpower Centre, dated July 21, 1975 which requested permission to tour residential streets within the boundaries of Burrard, 16th Avenue, Sasamat and 4th Avenue, for the purpose of publicizing the existence and services provided by this Centre for students. Permission is requested for Monday and/or Tuesday, July 28/29, 1975.

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT permission be granted the Canada Manpower Centre as requested in its letter of July 21, 1975.

- CARRIED

(Ald. Boyce opposed)

The Council adjourned at approximately 5.15 p.m.

The foregoing are Minutes of the Regular Council meeting of July 22, 1975, adopted as amended on July 29, 1975.

A. Phillips
MAYOR

B. N. L. L. L.
CITY CLERK

Manager's Report, July 18, 1975 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of lane west of Cambie St., between 10th Avenue and lane north of 10th Ave. - Adjacent to Lots A - E, Block 360, D.L. 526, Plan 3453 and Plan 4386

The Manager's Report of January 20, 1975 - Works and Utilities - contained the following report:

"An application has been received to purchase the 12 foot lane west of Cambie Street between 10th Avenue and the lane north of 10th Avenue. The applicant, the owner of the lands of both sides of the lane, wishes to consolidate his lands and the lane into one parcel. He is prepared to dedicate 10 feet for the widening of Cambie St. This lane is surplus to the City's highway requirements.

I RECOMMEND that all that portion of lane dedicated by the deposit of Plan 3453 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The applicant to pay \$6,250 for the surplus land acquired over the land dedicated in accordance with the recommendation of the Supervisor of Property and Insurance.
- (b) The applicant to provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the closed lane with the abutting lands and dedicate the required 10 foot widening strip for highway purposes.
- (c) The applicant to pay for the removal or relocation of all utilities and any other costs to affect the subdivision of the site.

Council of June 24, 1975 deferred this matter for further information regarding the proposed development. The following is submitted for information:

- (1) The developer is to dedicate the easterly 10 feet of the site for the widening of Cambie St.
- (2) The developer has submitted plans for a 4 storey office and retail building.
- (3) Parking is underground. The main floor to be retail and the upper floors to be offices.
- (4) The Development Permit has been approved but it is not to be issued until the lane has been closed and a satisfactory plan of subdivision has been approved and tendered for deposit in the Land Registry Office."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

2. Closure of Heather St. and Alder St. North of 6th Avenue and Subdivision of Area 6, False Creek Development

The City Engineer reports as follows:

"Portion of Area 6 on the south shore of False Creek between Cambie St. and Birch St. is to be subdivided. The new subdivision will provide access from 6th Avenue at two new locations. This will make Heather Street and Alder Street north of 6th Avenue surplus to the City's highway requirements. To create the scheme of development, which has been previously approved by

Manager's Report, July 18, 1975 (WORKS - 2)

Clause 2 Cont'd

Council, the Canadian Pacific Railway Company has agreed to the relocation of their right-of-way adjacent to 6th Avenue. The Railway Company has also agreed to an exchange of lands with the City. The portions of their present right-of-way made surplus by the new location will be conveyed to the City. The portions of City lands within the new right-of-way parcels are to be conveyed to the C.P.R.

I RECOMMEND that:

- (a) All those portions of Heather Street and Alder Street lying to the north of the northerly limit of 6th Avenue the same as shown outlined red and green respectively on plan prepared by A. Burhoe B.C.L.S. dated July 11, 1975 and marginally numbered LA 378 be closed, stopped up and title taken thereto.
- (b) The portions of street so closed be subdivided with adjacent lands.
- (c) The plan of subdivision marginally numbered L377 for this portion of False Creek Development be signed on behalf of the City of Vancouver and deposited in the Land Registry Office.
- (d) The City of Vancouver convey to the Canadian Pacific Railway Company, without charge, the portions of City lands lying within the newly created right-of-way parcels."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Deferred Local Improvement (Lakewood, William to Charles)

The City Manager submits the following report of the City Engineer:

"The Council on 6 May, 1975 considered a number of local improvement projects including one for Pavement and Curbs, by petition, on Lakewood Drive from William Street to Charles Street. One owner appeared requesting a pavement wider than the 27 feet planned because of parking problems. Council deferred its decision on this project and requested the City Engineer to review and report.

This review has been made. There are ten houses in the block, seven of which have rear access. If the block were fully parked, both sides, it would provide two parking spaces for every house. Even then there would be a passing gap at the mid-block lane. There is no justification for greater than the standard 27 feet width.

I RECOMMEND that the local improvement, by petition, for pavement and Curbs on Lakewood Drive from William Street to Charles Street (Item 29 of Schedule 432) be undertaken, with the width to be 27 feet."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

CONSIDERATION:

4. 1045 Burnaby Street - Tree Relocation For Crossing - D.P.A. 69964

The City Manager submits the following report of the City Engineer:

"On September 25, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration.'

The existing buildings on this site are to be demolished and a new structure is to be constructed which requires a sidewalk crossing on the north side of Burnaby Street for access to parking. There is a tree in the area of the proposed crossing.

Cont'd . . .

Manager's Report, July 18, 1975 (WORKS - 3)

Clause 4 Cont'd

It is not practical to relocate the crossing satisfactorily because of the structural design constraints within the building, therefore the tree will have to be relocated from this location. The Board of Parks and Public Recreation have advised that they will undertake the relocation of the tree at the expense of the developer. The architect has been advised and agrees to bear the expense of relocating the tree as a condition of the crossing approval. "

The City Manager submits the matter to Council for CONSIDERATION.

RECOMMENDATION:

5. Vancouver and Delta Sanitary Landfill Agreement

The City Manager submits the following report of the City Engineer and Director of Legal Services:

"In a letter dated 10 July, 1975, the Delta Council gave Vancouver 3 years notice of cancellation of the Sanitary Landfill Agreement. The reason given is that Vancouver is in breach of Sections 4(c) and 4(d) of the Agreement.

Section 4(c) is as follows:

"All garbage disposal contractors carrying on business under the jurisdiction of Vancouver or Delta other than any garbage disposal contractor under contract to Delta or Vancouver must, before making use of the "Area", enter into an Agreement with Vancouver satisfactory to Vancouver. Such agreement shall set forth the terms, conditions and charges to be made for the use of the garbage disposal facilities in the "Area" and shall not discriminate against the garbage disposal contractors carrying on business under the jurisdiction of Delta. If the garbage disposal contractor carries on business under the jurisdiction of Delta he must first be approved by Delta. Prior to the commencement of the Sanitary Land Fill Operation by Vancouver, Vancouver and Delta shall designate by regulation those classes of persons in their respective municipalities who shall be entitled to use the "Area" for the disposal of garbage and refuse other than the garbage disposal contractors hereinbefore mentioned. The regulation shall contain the scale of fees to be charged such users and the terms and conditions of use. The regulation may be revised or amended by the parties from time to time by mutual agreement;"

Section 4(d) is as follows:

"Only garbage and refuse collected from within the City or Vancouver or the Municipality of Delta will be accepted for the Sanitary Land Fill Operation, provided, however, that garbage and refuse may be accepted from other municipalities if the parties hereto so agree;"

It has not been established how Delta considers that Vancouver is in breach of Section 4(c). From the correspondence received it is apparent that Delta considers the Agreement breached under Section 4(d) because the University Endowment Lands have hauled garbage to the Landfill and Vancouver has accepted the material. The University Endowment Lands have been hauling approximately 3 loads per week, which is extremely small compared to the total amount received at the site.

There is some question whether or not the foregoing would be sufficient to enable Delta to terminate the agreement. In the first place the breach is so insignificant related to the magnitude of the contract that a Court might be prepared to refuse to enforce the termination provision. In addition there is the fact that Delta, for some years has acquiesced in what they are now complaining about, i.e. they knew we were accepting refuse from University Endowment Lands. Thirdly, the City remedied the breach immediately when Delta objected. In summary, it is at best a technical breach which in no way goes to the root of the contract.

Clause 5 Cont'd

The Agreement with Delta provides that Delta be paid \$20,000 per year or the amount of the taxes if they are greater, plus free dumping for Delta's refuse collection, and the transfer of the land to Delta when filled.

The Agreement was signed on 29 May, 1962 for a 20 year period. Since this date, including 1975, Vancouver has paid to Delta \$287,556 in direct payments, and provided approximately \$182,000 in free dumping for the Municipality, for a total of \$469,000. Dumping at the disposal site did not start until late 1966, however Vancouver paid \$20,000 per year to Delta from the date of signing the Agreement during the period when the land was being acquired and developed as a landfill site.

Taxes did not exceed \$20,000 until 1974 when the tax bill was \$26,156, in 1975 the tax bill is \$29,510. It is noteworthy that the tax bill for 1973 was \$11,216, and for 1970 was \$3,560.

The amount of refuse received at the landfill in 1974 is outlined below:

| | | |
|------------------------------|---|--------------|
| City of Vancouver, Municipal | - | 160,434 tons |
| Delta, Municipal | - | 19,957 tons |
| Private haulers | - | 66,502 tons |
| | | <hr/> |
| Total | | 246,893 tons |

Delta also consider that in accordance with Section 4(a) of the Agreement that the City of Vancouver should convey to Delta lands which have been filled to final elevation.

Section 4(a) is as follows:

"After the fifth year of the Sanitary Land Fill Operation and every five years thereafter during the currency hereof and at any other time or times at the discretion of Vancouver, Vancouver, so far as it legally can but not otherwise, shall convey to Delta such portions of the said "Area" as are filled to the final elevations agreed to pursuant to this agreement by good and sufficient deed in fee simple, provided, however, that Vancouver may withhold any portion or portions of the said "Area: so filled for such periods of time as the City Engineer of Vancouver considers reasonably necessary if, in his opinion, the removal of such portion or portions would materially interfere with the efficiency or conduct of the operation. Vancouver will carry out all surveys required in connection with the conveyance and do such other acts as Delta may reasonably require to complete the conveyances. Delta reserves the right to refuse the conveyance of any portion of the "Area" unless that portion of the "Area" is properly filled according to the terms of this agreement. Written notice of such refusal shall be given by Delta to Vancouver containing the reasons for such refusal within thirty (30) days after receiving notice in writing from Vancouver that a portion of the "Area" is ready for conveyance. Should any dispute arise between the parties as to whether any portion of the "Area" is properly filled according to the terms of this agreement, the dispute may be referred to arbitration by either party;"

No request has previously been received to convey filled lands to Delta. A portion of the landfill is presently being completed to meet Pollution Control Branch requirements. The City is however currently proceeding with a study to determine if treatment of the runoff water from the site is required to meet Pollution Control Branch regulations. If treatment is required, the filled area likely will be needed for this process, thus the City is not yet in a position to convey filled land to Delta. It is expected this decision will be made during 1976.

The City Engineer and the Director of Legal Services RECOMMEND that:

- a. Delta be advised that the City is not yet in a position to convey filled land to that municipality, however it is expected that a decision on this will be forthcoming in 1976.

Manager's Report, July 18, 1975 (WORKS - 5)

Clause 5 Cont'd

- b. That in accordance with the request of Delta, the City Manager be authorized to meet with representatives of Delta on a without prejudice basis and report back to Council.

The City Manager RECOMMENDS that the above report of the City Engineer and Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 551

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. Self-Serve Gas Stations

The Director of Permits and Licenses reports:

"Imperial Oil Limited and Texaco Canada Limited have requested that Schedule "B" of The License Bylaw be amended to add some additional locations of self-serve stations. Imperial Oil Limited request the following locations to be added to Schedule "B":

1795 West Broadway

A building permit was issued April 15, 1975, to convert to a self-serve station. This station will have 3 service bays for lubrications, minor repairs, etc.

1205 Burrard Street

A building permit was issued April 23, 1975, to convert to a self-serve station. This station will have 4 service bays.

2405 East Broadway

A building permit was issued April 15, 1975, to convert to a self-serve station. This station will have 3 service bays.

3792 West 4th Avenue

A building permit was issued April 25, 1975, to convert to a self-serve station. This station will have 3 service bays.

688 South East Marine Drive

A building permit was issued April 25, 1975, to convert to a self-serve station. This station will have 3 service bays.

The building permits mentioned above were issued prior to the amendment to the License Bylaw and since no additions to the buildings were involved, a Development Permit was not required.

Imperial Oil Limited also wish to convert the station at 12th Avenue and Cambie (2806 Cambie Street) to a self-serve station and if approved will relinquish the self-serve station at 2000 West Broadway which is presently included in Schedule "B" of the License Bylaw. If approved, the station at 2000 West Broadway would be converted back to a Conventional Station no later than August 1, 1975.

There are 40 Imperial Oil service stations in the city and of this number 5 are self-serve stations which are included in Schedule "B". The 15% guideline established by Council would permit Imperial Oil a total of 6 self-serve stations. The addition of the above 5 locations (4 more than the 15%) would provide for 10 self-serve stations, 25% of the total stations.

Texaco Canada Limited request the following locations be added to Schedule "B" suggesting that they were inadvertantly left off the original list:

Clause No. 1 (continued)

3075 Kingsway

Permits were obtained February 24, 1975, and the Company advises the self-serve station has been in operation since March 1, 1975. This location was inadvertently left off the list of April 7, 1975.

205 South East Marine Drive

Development Permit 67762 was issued on March 7, 1975, to convert to a self-serve station. Alterations not commenced and not included in list of April 1975.

3310 West Broadway

This location was shown on the April 7, 1975 list as a proposal only and was not included in Schedule "B". The company advises that plans of the proposed self-serve station were approved by the Fire Warden on March 21, 1975, but the required permits have not as yet been applied for.

There are 39 Texaco Canada Limited service stations in the City and of this number 13 are included in Schedule "B". The addition of the above 3 locations would increase the percentage of self-serve Texaco Stations to approximately 40%.

An application has also been received from Mr. Dahms Nicholson to convert the service station at 2120 Grandview Highway to a self-serve station. Mr. Nicholson is the lessee-operator of this station which operates under the Mohawk brand name. The property and building is owned by Mohawk Oil Co. Ltd. An extract from Mr. Nicholson's letter of application follows:

"I wish to convert the pump island area of the station to self-service. A self-service operation will lower retail pricing at my station and improve gasoline sales.

My service bays will remain open and I will continue to operate a Full-Service gasoline station.

I have operated in Vancouver, as a private businessman, under the Mohawk trade style for 10 years.

I believe that conversion to self-service will help me increase my sales by offering my customers a lower price."

There are presently 7 Mohawk service stations operating in the City. Two are privately owned and operated, three are Company owned and operated by a lessee, and the remaining two are self-serve Company owned and operated. One of these self-serve stations was approved by Council on June 17, 1975. If the application from Mr. Nicholson is approved, approximately 43% of the Mohawk stations will be self-serve.

Gulf Oil Canada Ltd. request that a self-serve station at 1500 Main Street be added to Schedule "B" of the License Bylaw. This location was shown as a proposed self-serve station on the list of April 7, 1975. Development Permit No. 68226 to construct a self-serve station at this location was applied for in September 1974 and was issued May 1, 1975. An application for the building permit is presently being processed. The addition of this station to Schedule "B" would not exceed the number of Gulf self-serve stations permitted under the 15% guideline.

Imperial Oil Ltd. and Texaco Canada Ltd. request that they be notified when this report is being dealt with by Council."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

INFORMATION2. Demolitions in Kitsilano

The Director of Planning reports as follows:

"In accordance with the Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition applications in the Apartment Area of Kitsilano.

Margaz Enterprises Limited had applied to demolish five residential buildings at 1913-43 West 5th Avenue. One building is a single-family dwelling and the other four dwellings are conversions containing a total of eight dwelling units, four housekeeping units, and one sleeping room. The applicant has stated that he intends to apply for a development permit under the existing RM-3A zoning, although he is aware that changes to the zoning have been approved in principle by Council on May 6, 1975. A sub-committee of the Heritage Committee reviewed the demolition application and decided to take no action. The demolition permits were issued on June 3, 1975.

Nonet Holdings had applied to demolish a duplex at 1905 West 8th Avenue and a multiple conversion dwelling at 1999 West 8th Avenue. The conversion contains a total of three dwelling units, two housekeeping units, and one sleeping room. The subject sites are both corner lots and the applicant has stated his intention to develop similar apartments at both locations. These permits were issued on June 10, 1975. A development permit application has been received for 1999 West 8th Avenue to construct a 7-unit apartment. The developer has been made aware of the impending zoning changes and may submit a revised design.

Wall and Redekop Realty Ltd. had applied to demolish two multiple-conversion buildings at 2476 and 2486 West 3rd Avenue. The two buildings contain a total of 15 units. The demolition permits were issued on May 23, 1975. A development permit was issued on February 12, 1975 to build a 17-unit apartment building on the site. "

The City Manager submits the foregoing report for the INFORMATION of Council.

RECOMMENDATION3. Cedar Cottage N.I.P. Appropriation:
St. Joseph's School

The Director of Planning reports as follows:

"One of the goals of the Cedar Cottage Neighbourhood Improvement Program as noted in the Concept Plan of November, 1974 was to provide for increased Public Use Areas within the neighbourhood. One of the sites subsequently identified by the Program was St. Joseph's School at 3261 Fleming Street (see map). The school originally approached the Cedar Cottage N.I.P. Committee in October, 1974 with a request for \$40,000.00.

"Following discussion and revision of this request, the N.I.P. Committee recommended on May 28, 1975 that City Council allocate a sum not to exceed \$9,200.00 for improvements to the grounds at St. Joseph's School. These improvements include installation of a playground, general planting and beautification at the front and back, and making the back part of the school property a useable play area. It is understood that most of the \$9,200.00 is required for materials acquisition. The school will provide most of the labour and some material. The school will also be raising further funds on its own. Maintenance will be school responsibility.

Manager's Report, July 18, 1975 (BUILDING - 4)

Clause No. 3 (continued)

"In a letter dated June 27, 1975, Central Mortgage and Housing Corporation stated they would approve this appropriation of N.I.P. funds provided a restrictive covenant is prepared providing public access for 15 years. Officials of the school indicate this would be acceptable to them if applied on a pro rata basis.

"The Director of Planning recommends:

"A. That Council approve the appropriation of \$9,200.00 from the Cedar Cottage Neighbourhood Improvement Program (Recreation Account) for improvement to St. Joseph's School grounds.

"B. That Council direct the Director of Legal Services, in conjunction with St. Joseph's School officials, to prepare and register a restrictive covenant against the St. Joseph's School property assuring public access for 15 years."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. Strathcona Rehabilitation Project

The Director of Planning reports as follows:

"At its meeting on June 11, 1975 the Strathcona Rehabilitation Committee reviewed the present status of the project and considered several additional items for the project. Two of these (Bilingual Street Signs and a small landscaping project) are relatively minor and details are now being worked out. A proposal for building an underpass under Prior Street to connect the Linear Park to False Creek Park was also briefly considered, but in the light of a very rough estimate of cost in excess of one million dollars, this was referred back to SPOTA for further consideration.

The City Engineer had submitted a proposal to the Committee for the reconstruction of the old wooden bulkheads in Strathcona. Many of the properties are below street level and the streets are supported by these bulkheads. As these require renewal they are replaced by the City Engineer with concrete retaining walls, the cost of which is comparable to that of replacing with wood. This is done on a continuous basis as part of the City's maintenance program, and at the expense of the City. The proposal before the Committee was that bulkhead replacement, which would materially improve the quality and appearance of the area and which would be done sooner or later in any event, should be done now as part of the neighbourhood upgrading process as part of the rehabilitation program. ,

Two alternatives were considered by the Committee:

- (a) Complete replacement of all bulkheads - \$130,000.
- (b) Replacement of bulkheads having an expected life of less than ten years - \$80,000. The phrase "expected life" in this context refers to requiring total replacement.

The Committee considered both alternatives and concluded that it would be far preferable and probably cheaper over the long period to replace all the bulkheads at this time. The Federal and Provincial representatives on the Committee have authority to approve this item in their own right but in the case of the City, Council authority is necessary and is requested.

Clause No. 4 (continued)

The present status of funds for the Strathcona Project and the original budgeting is as follows:

| Title | Original Budget | Expended or Committed |
|----------------|--------------------|-----------------------------|
| Administration | \$ 500,000 | \$ 300,000 |
| Grant Loans | 2,000,000 | 700,000 |
| Public Works | 2,000,000 | 2,411,000 |
| Contingencies | 430,000 | 344,000 |
| | <u>\$4,930,000</u> | <u>\$3,755,000</u> |
| | ===== | ===== |

SUMMARY

| | | |
|--|-------------------|--------|
| Original budget | \$4,930,000 | |
| Less: Expenditures & Commitments | <u>3,755,000</u> | |
| | \$1,175,000 | |
| Less: Transfer to Britannia Urban Renewal | <u>300,000</u> | Note 2 |
| Balance (excluding Strathcona Community Centre) | <u>\$ 875,000</u> | Note 1 |

- Note 1 - The City's share amounting to \$218,750 (25% of \$875,000) is held in reserve for the balance of 1975 in accordance with Council's resolution of January 21, 1975.
- Note 2 - Council has requested a transfer of \$300,000 to the Britannia Urban Renewal Project.

In the case of the Strathcona Community Centre, CMHC has requested that this be handled under the N.I.P. and a report on this item has just been approved by Council. There will not, therefore, be any claim on Strathcona funds for the Community Centre. In the case of the transfer to Britannia, Provincial approval has been obtained but there is still no Federal approval. It is anticipated that this will be approved by CMHC. When it is, the uncommitted funds from all sources for Strathcona will then be \$875,000. It is apparent, therefore, that the \$130,000 for the bulkheads is more than covered by presently available funding. The Director of Finance recommends that if this item is approved by Council, the source of funds for the City's share amounting to \$32,500 would be provided from funds reserved for Strathcon in the City's Urban Renewal fund.

The City Engineer advises that approval of this work under the Rehabilitation Project will allow him to reduce his maintenance appropriation in 1975 by \$5,000.

The Director of Planning recommends that Council approve the replacement of all bulkheads in the Strathcona Rehabilitation Project area at an estimated total cost of \$130,000 with the City's share being \$32,500 to be appropriated from the City's Urban Renewal Fund."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

RECOMMENDATION5. Neighbourhood Improvement Program -
Kitsilano Appropriation of Funds

The Director of Planning reports as follows:

"On November 12, 1974, City Council approved the Neighbourhood Improvement Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Programs.

In this connection, the Kitsilano Citizens' Planning Committee and City staff of the Kitsilano Planning Office, has received application from Bayview School and Lord Tennyson School for a grant from the Neighbourhood Improvement Program budget for Kitsilano.

The proposal for Lord Tennyson School involves alterations to one basement room located at the east side of the building. By separating this room from the rest of the building and bringing it up to daycare standards, this area can be used by the community (Appendix A). The costs for these improvements is to be taken from both Daycare and Community Centres Facilities funds based on the projected use of the room.

On May 13, 1975, City Council approved the appropriation of NIP funds (\$15,000) to Bayview School to alter the existing gymnasium and activity room to improve accessibility and isolate them from the rest of the school.

Stage III of the Bayview School proposal is to alter the boy's basement area of the school to provide a location for the continuation of day-time programs. This will soon be the only room in the school that could be guaranteed on a permanent basis for daytime programs (Appendix B). Again, costs are to be shared between Daycare and Community Facilities Funds to reflect the actual projected use of the room.

The Kitsilano Planning Committee and the Local Area Planner have reviewed both proposals and approved the applications for both Bayview and Lord Tennyson Schools. The Central Mortgage and Housing Corporation was also advised of and concurred in the decision.

Discussions with the School Board officials followed, to determine how the Neighbourhood Improvement Program could contribute to each school's community activities.

On June 13, 1975, Dr. D. L. Pritchard, Assistant Superintendent of Planning for the School Board, advised the Kitsilano Planning Committee and Planning Department staff that the proposals for Lord Tennyson School and Bayview School had been reviewed by Senior Officials of the School Board and were both approved (Appendix C).

It is therefore RECOMMENDED that:

- A. City Council approve the expenditure of up to \$21,000 (twenty-one thousand dollars) (\$5,250 City; \$5,250 Province; \$10,500 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of contributing to the alteration of a portion of Lord Tennyson School as outlined in Appendix A of this report. Ten thousand dollars (\$10,000) is to come from the Community Centres Facilities funds and eleven thousand dollars (\$11,000) is to come from the Child Care Centre funds based on the projected use of the room, as approved in the Kitsilano Neighbourhood Improvement Program concept plan.
- B. City Council approve the expenditure of up to \$13,000 (thirteen thousand dollars) (\$3,250 City; \$3,250 Province; \$6,500 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of contributing to the implementation of Stage III of the Bayview School proposal as outlined in Appendix B of this report. Twelve thousand dollars (\$12,000) is to come from the Child Care Centre funds and one thousand dollars (\$1,000) is to come from the Community Centres Facilities funds based on the projected use of the room, as approved in the Kitsilano Neighbourhood Improvement concept plan. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Manager's Report, July 18, 1975 (BUILDING - 7)

6. Alternate Subdivision Approving Officer

The Director of Planning reports as follows:

"On June 24, 1975 City Council appointed Mr. R. R. Youngberg, Associate Director, Area Planning, as alternate Subdivision Approving Officer to act on behalf of the Director of Planning in his absence.

As Mr. Youngberg is on vacation until the end of August, it is recommended that Mr. A. D. Geach, Assistant Director, Special Services be appointed alternate Subdivision Approving Officer for the period of Mr. Youngberg's absence to act on behalf of the Director of Planning in his absence during that period, i.e. from the date of approval of this report until August 31, 1975."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 552 & 557

Manager's Report, July 18, 1975 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION:

1. Request for Street Closure - Grandview - Woodlands Area

The City Manager submits the following report of the City Engineer and Director of Finance:

"In correspondence dated June 24th, (see attached), the Grandview-Woodlands Goodtime Crew have advised that they are sponsoring a multi-cultural Festival from July 25 - July 27, 1975, in Grandview Park.

The Goodtimes Crew, operating under an Opportunity For Youth grant, requests that the following streets abutting the park be closed to facilitate the Festival, which includes Dances, Displays and Demonstrations:

- 1) William Street - From Commercial Drive to Cotton Drive (1 block)
- 2) Charles Street - From Commercial Drive to Cotton Drive (1 block)
- 3) Cotton Drive - From Charles Street to William Street (1 block)

A further request to also use Commercial Drive has been withdrawn. As required, a consensus has been taken of the residents abutting the area and in the immediate vicinity, who would be affected by the proposed street closures.

The applicant also requests that costs of temporary signing and barricading and street cleaning be borne by the City. These costs are estimated at approximately \$1,000.00.

The applicant further requests the City provide on-site equipment and material such as sanitation facilities, lighting, electricity, public address systems and stage facilities. Since these commodities are not normally provided by the City and the items mentioned would have to be supplied by private sources, the Goodtime Crew is therefore requesting a grant to cover these costs.

There are no objections from a Traffic Engineering standpoint, and B.C. Hydro Transit is not affected by the closures.

Should Council approve the applicant's request to close these streets, the closure would be in effect from 12 noon to 10:00 p.m. on Friday, July 25th, and Saturday, July 26th, and from 12 noon to 6:00 p.m. on Sunday, July 26th. Approval should also be subject to the following conditions:

- a. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all possible claims that may arise from the proposed Festival. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
- b. Unrestricted access be provided for emergency vehicles.
- c. Any items attached to City light standards be to the satisfaction of the City Engineer.
- d. Any electrical connections on the street be to the satisfaction of the City Engineer.
- e. Any food concessions be approved by the City Health Department.
- f. Licenses required by the Department of Permits and Licenses be obtained prior to the event.
- g. The costs of required licenses be borne by the applicant.

Manager's Report, July 18, 1975 (FIRE - 2)

Clause 1 Cont'd

- h. The costs of signing and barricading be borne by the applicant.
- i. The cost of street cleaning over and above normal street cleaning be borne by the applicant.
- j. Appropriate approval be obtained from the Board of Parks and Recreation for use of Grandview Park.

Should Council decide in favour of the applicant's request for free services, (approximately \$1,000.), it is suggested that this be done in the form of a Grant in order that funds may be apportioned to the applicable appropriations. In this case, conditions 7, 8 and 9 of the above would not apply.

The request for a further grant for equipment etc. which the applicant advises will cost \$500.00 is a matter for Council's consideration."

The Director of Finance recommends as follows:

- "A. If the street cleaning, temporary street signing and street barricading costs are to be borne by the City, the funding be in the form of a grant, but available only to the City Engineering Department to cover the costs incurred by that Department up to the authorized amount;
- B. If the request for financial aid for the providing of public toilets, stage, lighting, electricity, public address system and receptacles is approved, such aid be in the form of an outright grant to the Society to assist in the financing of the proposed program in general, so that it is clearly understood that the City will not be liable for any specific costs incurred by the organization in carrying out the program, and will not provide financial assistance in excess of \$500.00;
- C. If all or any part of this request is approved, the source of funding will be Contingency Reserve."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 588

Manager's Report, July 18, 1975

(FINANCE 1)

FINANCE MATTERS

A-7

RECOMMENDATION1. Sale of Furniture and Equipment - B.C. Assessment Authority.

The Director of Finance reports as follows:

"City Council on Oct. 29th, 1974, approved the rental of space including furniture and equipment to the B.C. Assessment Authority on a month to month basis, effective July 2, 1974.

The rental rate is \$4625.00 per month which includes the following:

| | |
|-----------------------|-------------------|
| Rental of space | \$4,166.00 |
| Parking | 51.00 |
| Furniture & Equipment | 408.00 |
| | <u>\$4,625.00</u> |

The B.C. Assessment Authority has advised that it will be moving its staff to new premises this fall.

The City Purchasing Agent and the Assessment Commissioner have reviewed the furniture and equipment in use by the Authority staff and negotiations have resulted in the following proposed sale to the Assessment Authority:

1. Sale of furniture and equipment to be at fair market value and effective July 1, 1975.
2. Total furniture and equipment in use by Assessment Authority
Assessment Authority to lease \$34,587.00
Assessment Authority to purchase 6,311.00
\$28,276.00
3. The purchase to be reduced by the rental paid on the items to be purchased \$4,242.00
4. The sale of the furniture and equipment to be \$24,034.00
5. The balance of furniture and equipment amounting to \$6311.00 to be leased to the B.C. Assessment Authority @ \$78.00 per month until the Assessment staff moves to its new premises, or until required by the City in part or in total.

The balance of furniture and equipment valued at \$6311.00 is made up of file cabinets and small size desks. The file cabinets will be used to fill normal City requirements and most of the desks will be used to fill the small size desk needs of the new Health building.

Therefore, I would recommend as follows:

- A. The furniture and equipment requested by the B.C. Assessment Authority be sold to them at a net cost of \$24,034.00 effective July 1, 1975.
- B. The present monthly rental agreement between the City and the B.C. Assessment Authority be amended to reflect the lease of the balance of the furniture and equipment from \$408 per month to \$78 per month."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

Manager's Report, July 18, 1975

(FINANCE - 2)

2. Investment Matters (Various Funds) May 1975)

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of May 1975.
 (b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

| Date | Type of Security | Maturity Date | Maturity Value | Cost | Term Days | Annual Yield % |
|---|--|---------------|------------------------|------------------------|-----------|----------------|
| <u>Chartered Bank Deposit Receipts and Government Notes</u> | | | | | | |
| 1975 | | | | | | |
| May 1 | Bank of Montreal | May 2/75 | \$ 1,000,082.19 | \$ 1,000,000.00 | 1 | 3.00 |
| | Royal Bank of Canada | June 16/75 | 999,597.81 | 990,349.30 | 46 | 7.41 |
| 2 | Greater Vanc. Sewerage & Drainage District | May 30/75 | 998,783.78 | 993,108.10 | 28 | 7.45 |
| | Mercantile Bank of Canada | May 7/75 | 1,000,958.90 | 1,000,000.00 | 5 | 7.0 |
| | Mercantile Bank of Canada | May 7/75 | 500,462.33 | 500,000.00 | 5 | 6.75 |
| | Mercantile Bank of Canada | June 13/75 | 2,017,030.14 | 2,000,000.00 | 42 | 7.40 |
| 6 | Mercantile Bank of Canada | Aug 15/75 | 2,554,304.79 | 2,500,000.00 | 101 | 7.85 |
| 7 | Mercantile Bank of Canada | Aug 15/75 | 2,042,465.75 | 2,000,000.00 | 100 | 7.75 |
| 8 | Bank of Montreal | May 9/75 | 500,047.95 | 500,000.00 | 1 | 3.50 |
| 9 | Alberta Treasury Bills | June 13/75 | 744,717.75 | 739,498.71 | 35 | 7.36 |
| 12 | Banque Canadienne Nat. | July 15/75 | 1,490,334.83 | 1,471,321.33 | 64 | 7.37 |
| 15 | Greater Vanc. Sewerage & Drainage District | May 22/75 | 500,000.00 | 499,300.98 | 7 | 7.30 |
| 20 | Mercantile Bank of Canada | May 21/75 | 750,138.70 | 750,000.00 | 1 | 6.75 |
| 21 | B.C. Hydro & Power Auth. | May 27/75 | 750,847.60 | 750,000.00 | 6 | 6.875 |
| 22 | Royal Bank of Canada | May 23/75 | 500,082.19 | 500,000.00 | 1 | 6.0 |
| | Mercantile Bank of Canada | May 27/75 | 1,501,181.51 | 1,500,000.00 | 5 | 5.75 |
| 27 | Bank of Nova Scotia | Aug 15/75 | 1,523,424.66 | 1,500,000.00 | 80 | 7.125 |
| 30 | Bank of British Columbia | July 15/75 | 1,009,136.99 | 1,000,000.00 | 46 | 7.25 |
| | Royal Bank of Canada | June 4/75 | 982,156.12 | 981,248.80 | 5 | 6.75 |
| | Bank of British Columbia | July 15/75 | 1,008,947.95 | 1,000,000.00 | 46 | 7.10 |
| | | | <u>\$22,374,701.94</u> | <u>\$22,174,827.22</u> | | |

SINKING FUND TRANSACTIONS (PURCHASES)

| Date | Type of Security | Maturity Date | Maturity Value | Price | Cost | Term Yrs/Mos | Yield % |
|---|--------------------|---------------|-----------------------|-------|-----------------------|--------------|---------|
| <u>Debentures</u> | | | | | | | |
| May 1 | City of Van. 8.0 % | Apr 1/91 | \$ 25,000.00 | 82.50 | \$ 20,625.00 | 15/11 | 10.25 |
| 12 | City of Van. 6.25% | Apr 15/80 | 10,000.00 | 89.25 | 8,925.00 | 4/11 | 9.0 |
| | | | <u>\$ 35,000.00</u> | | <u>\$ 29,550.00</u> | | |
| <u>Chartered Bank Deposit Receipts and Government Notes</u> | | | | | | | |
| May 27 | B.C. Hydro | July 15/75 | 1,009,424.11 | | 1,000,000.00 | 49 days | 7.02 |
| 28 | Mercantile Bank | July 15/75 | 998,262.49 | | 989,079.50 | 48 days | 7.06 |
| | Mercantile Bank | July 15/75 | 997,391.08 | | 988,216.10 | 48 days | 7.06 |
| | | | <u>\$3,040,077.68</u> | | <u>\$3,006,845.60</u> | | |

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY
AS AT MAY 31, 1975

| Type of Security | Par or Maturity Value | Cash or Book Value |
|--|------------------------|-------------------------|
| <u>Short Term</u> | | |
| Chartered Bank Deposit Receipts and Government Notes | <u>\$33,471,015.48</u> | <u>\$32,637,422.14"</u> |

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for May 1975 be approved.

3. Auto Allowance for City Employees.

The Director of Finance reports as follows:

"A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since June 1, 1974, and does not reflect current operating costs especially the significant increase in gasoline prices.

The revised schedule is attached to this report as Appendix 1.

It is also recommended that the casual rate (applicable to employees who drive low mileages on an irregular basis) be raised from 15¢ to 17¢ per mile and that the present flat allowance be increased from \$35 to \$50.

The annual increase in cost to the City is estimated at \$15,750. Based on an effective date of July 1, 1975, the 1975 cost would be approximately \$7,875, which will be provided from Contingency Reserve upon approval of this report. A portion of the auto allowance increase is for the 10¢ gasoline increase that was effective July 1, 1975. We have been advised that the municipality will probably be able to recover this from the Federal Government although we have not been able to get further details on the procedures, etc. We have assumed the recovery in the estimated cost to the City both annual and for 1975.

A copy of the report has been sent to the Municipal & Regional Employees' Union, Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The International Brotherhood of Electrical Workers, Local 213 and The Registered Nurses Association of B.C., each of which has some members affected.

RECOMMENDED that:

- A. The revised schedule of auto allowances as per Appendix 1 be approved effective July 1, 1975.
- B. The casual auto allowance rate be increased from 15¢ to 17¢ per mile effective July 1, 1975 and that the present flat allowance be increased from \$35 to \$50.
- C. The estimated increase for 1975 amounting to \$7,875 be provided from Contingency Reserve.
- D. The Vancouver Public Library, The Board of Parks and Recreation and the Vancouver Police Board be informed of the action taken by Council, with the recommendation that these Boards follow the same procedure."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

(A copy of the detailed report is on file in the City Clerk's Office.)

4. Third Floor Renovations.

The Director of Permits and Licenses reports as follows:

"On September 10, 1974 Council passed the following motions when dealing with the Standing Committee on Finance and Administration report dated August 29, 1974:

'THAT the recommendations re Council Chamber, in the amount of \$19,900 be approved, with the addition of \$1,800 for carpets to be installed in the public area.

THAT doors to the balcony of the Chamber be installed and the City Manager report back on the extra cost involved.

THAT the recommendation concerning consultants preparing a plan and cost estimates re alternate seating arrangements in the Council Chamber, be received and no further action taken.

THAT the recommendation concerning Aldermen's corridor, Offices and Lounge, be approved.

THAT the recommendations re #1 and #2 Committee Rooms, be approved.

THAT the recommendation re General Contingency, be approved.

THAT Consultants' fees of \$20,000 be approved.

THAT the total costs involved in Third Floor Renovations, be charged to the 1974 Supplementary Capital Program.

THAT the new Committee Room to be constructed on the South side of the Council Chamber, be designated as No. 3 Committee Room.'

At its meeting of April 8, 1975 Council approved the following recommendation of the Standing Committee on Finance and Administration report dated March 20, 1975:

'THAT air-conditioning and double-glazing windows in the five Aldermanic offices be not proceeded with.'

The total funds approved by Council amounted to \$199,361.00.

After completing the working drawings and specifications in accordance with the Design Consultant's proposals, the Architect obtained a quotation from the Construction Management Contractor for the alterations which indicated that the total cost including furnishings, fees and miscellaneous items would be approximately \$271,000.00, and exceeds the approved budget by \$72,000.00. The Architect, Design Consultant and Construction and Maintenance Division therefore pursued various cost-saving measures, which have reduced the indicated total cost to \$247,839.00. The Architect considers this the minimum sum required to complete the improvements as previously reported to Council and approved, without either eliminating features previously considered necessary, or making further changes that would reduce the quality of the work below a suitable and acceptable standard.

Clause No. 4 Continued.

There remain options, not recommended by the Consultants or the Construction & Maintenance Division, to further reduce the cost by excluding:

| | |
|--|-----------------|
| (1) Double glazing of windows in new Committee Room - approx. saving | \$ 2,700 |
| (2) Air-conditioning of new Committee Room - approx. saving | 13,000 |
| (3) Wall panelling in new Committee Room - approx. saving | 8,600 |
| (4) Door between Council Chamber balcony and stairway - approx. saving | <u>1,600</u> |
| | <u>\$25,900</u> |

If the work is to proceed as previously reported, Council approval is required for an additional \$48,478.00.

The Comptroller of Budgets reports that the necessary additional funds amounting to \$48,478.00 have been provided in the 1975 Supplementary Capital Budget, subject to Council approval of this report. The remaining funds amounting to \$199,361.00 were provided in the 1974 and 1975 Supplementary Capital Budgets.

When scheduling the work, the lack of temporary accommodation for the Aldermen whose offices will be displaced by the new Committee Room was of particular concern. In order to minimize inconvenience and not delay the project further, the construction of the four new offices was initiated.

It is recommended that:

- a) Council authorize the renovations to the third floor at a cost of \$247,839.00.
- b) Council approve the work to be carried out by Allan & Viner Construction Co. Ltd. as Management Contractors, on the basis of cost plus a fixed monthly fee, under an agreement satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

5. Staffing and Operating Costs - JOE FORTES (WEST END) BRANCH LIBRARY.

The Director of the Vancouver Public Library reports as follows:

"Establishment of the above named Branch was approved by City Council on June 11, 1974, by Capital Appropriation 0411/1301-2-3. It is anticipated that the Branch will be ready for occupancy on October 1, 1975, and it is requested that staffing and other operating costs be authorized as follows:

This library will form part of a large community centre complex in the West End of the city. It is expected that book stock and circulation will be of moderate size and the duties of the librarians will be largely adult oriented. The nature of the community will require that the library be open 6 days a week, from Monday to Saturday inclusive, and it is possible that public demand will require Sunday service at a later date. The staffing and operating costs of this Branch were approved by the Library Board at its meeting on February 19, 1975."

Manager's Report, July 18, 1975

(FINANCE - 6)

Clause No. 5 Continued.

In view of Council's resolution of April 15, 1975, that the trial 6-day opening for the Mount Pleasant and Kitsilano branches be discontinued due to the high unit cost of the added service, as well as Council's resolution of June 17, 1975, to operate the South Granville Branch on a 5-day basis, consistent with other branches, operating cost comparisons for a 5-day and 6-day operating basis are shown below.

| | <u>SIX-DAY OPENING</u> | | | <u>FIVE-DAY OPENING</u> | | |
|-------------------------|--------------------------------|-------------------------------|--------------|--------------------------------|-------------------------------|-----------------|
| | <u>Annual</u> <u>Cost *</u> | <u>1975</u> <u>Cost **</u> | <u>Staff</u> | <u>Annual</u> <u>Cost *</u> | <u>1975</u> <u>Cost **</u> | <u>Staff***</u> |
| <u>PERMANENT STAFF:</u> | | | | | | |
| Librarian III | \$24,971 | \$3,458 | 1 | \$24,971 | \$3,458 | 1 |
| Librarian I | 39,736 | 5,518 | 2 | 19,868 | 2,759 | 1 |
| Lib. Asst. IV | 14,747 | 2,045 | 1 | 14,747 | 2,045 | 1 |
| Lib. Asst. II | 22,216 | 3,157 | 2 | 22,216 | 3,157 | 2 |
| Lib. Asst. I | 19,179 | 2,792 | 2 | 9,590 | 1,396 | 1 |
| Sub-total | \$120,849 | \$16,970 | 8 | \$91,392 | \$12,815 | 6 |
| <u>PART-TIME STAFF</u> | | | | | | |
| | <u>Hrs./Week</u> | | | <u>Hrs./Week</u> | | |
| Librarian I | \$ 3,891 | \$ 555 | 8 | \$13,618 | \$1,942 | 28 |
| Lib. Asst. II | 13,447 | 1,962 | 46 | 9,062 | 1,322 | 31 |
| Lib. Asst. I | 2,776 | 415 | 11 | 9,590 | 1,434 | 38 |
| Sub-total | \$20,114 | \$2,932 | 65 | \$32,270 | \$4,698 | 97 |
| TOTAL STAFF COSTS: | <u>\$140,963</u> | <u>\$19,902</u> | | <u>\$123,662</u> | <u>\$17,513</u> | |

* - Top step, 1976 rates, including fringe benefits.

** - Mid-step, 1975 rates, including fringe benefits. Opening assumed November 1, 1975.

*** - Six-day staff level reduced in accordance with Library report of April 15, 1975.

Other operating costs are as follows:

| | <u>Cost per Annum</u> | <u>Cost in 1975</u> |
|---------------------------------|-----------------------|---------------------|
| Telephone | \$ 315 | \$ 50 |
| Light, heat and water | 1,500 | 250 |
| Printing and stationery | 2,300 | 380 |
| Janitor contracts | 2,400 | 400 |
| Microfilm | 400 | 70 |
| Postage | 600 | 100 |
| Misc. and contingency | 900 | 150 |
| Revenue (Fines - net photocopy) | <u>(3,000)</u> | <u>(500)</u> |
| Total other operating costs | <u>\$ 5,415</u> | <u>\$ 900</u> |

The Administrative Analyst reports that, while this library is connected to a secondary school through the community centre, it is not analogous to the Britannia complex. The school library is located on the second floor; the public library, on the ground floor. These areas are distinct and separable. At Britannia, the integrated library serves two schools and shares mutual and inseparable areas with the public library function. Consequently, the same justification for a six-day opening does not apply.

The classification of positions contained in this report have been concurred in by the Vancouver Public Library Staff Association Local 391, C.U.P.E.

Manager's Report, 18 July 1975

(FINANCE - 7)

Clause No. 5 Continued.

The Director of Finance advises that if this report is approved, the funds for 1975 will have to be provided from the Contingency Reserve Account.

In conformance with previous Council resolutions, the City Manager RECOMMENDS that staffing and funds for the Joe Fortes Branch Library be on the basis of a five-day opening, consistent with other branch libraries, at an annual cost of \$129,077, or \$18,413 for two months in 1975.

The Director of the Vancouver Public Library does not concur with this recommendation and will appear before Council on this matter.

CONSIDERATION

6. Cultural Grant - Vancouver Opera Association (VOA)

The Director of Social Planning REPORTS:

"On February 11, 1975, City Council approved a grant of \$20,646.00 to VOA and on March 24, 1975 an additional grant of \$1,000.00 for a Children's Program. The \$20,646.00 is to cover rental of the Queen Elizabeth Theatre (QE).

In 1974, the City grant of \$18,800.00 was earmarked for rental and staff requirements at the QE. The VOA has assumed that the 1975 grant can be used to pay rent and also for related expenses. Under related expenses, they include funds for insurance, license fee, stage hands, coffee, receptions.

The City Budget Officer feels he has authority to approve payments for rental costs only. He has, to date this year, paid out \$17,537.50 of the approved \$21,646.00 for rent and has withheld payment of \$1,940.27 for related expenses. The VOA feels these related expenses are due and owing to them.

Although this matter was discussed during the 1974 Budget hearings, no clear policy is to be found in Council resolutions.

The Director of Social Planning and the Director of Finance request Council instruction on this matter.

The question is:

Whether the VOA may spend the \$20,646.00 (\$1,000 for Children's Program is not at issue) approved by Council for rental of the QE and also for expenses related to those productions, e.g. stage hands, license, insurance, coffee, receptions

OR

Whether the VOA may spend City funds solely for rental of the QE."

The City Manager submits this report of the Director of Social Planning for CONSIDERATION of City Council.

7. Vancouver Historical Insights Limited.

The Director of Social Planning REPORTS and RECOMMENDS:

"On June 24, 1975, it was MOVED by Alderman Kennedy, SECONDED by Alderman Harcourt, and carried unanimously:

'THAT WHEREAS the organization known as Historical Insights Limited at 16 Water Street was established to provide cultural, social and educational services to school children, senior citizens, Vancouver residents and visitors by way of audio-visual presentations of Vancouver history and tours of Vancouver Heritage areas;

AND WHEREAS its skills and premises could be harnessed to help the City's UN Committee on Habitat 1976;

AND WHEREAS I have investigated the services provided by Vancouver Historical Insights Limited, talked with their staff, inquired about their program from civic officials and am impressed with its value and merit;

THEREFORE BE IT RESOLVED THAT City Council request the Director of Social Planning to evaluate Vancouver Historical Insights Limited with respect to its usable facilities and report back to City Council on ways and means of developing an audio-visual program on Vancouver, Past, Present and Future, including the provision of city financing for such a program.'

On May 7, 1975, the Director of Planning, in a letter to Vancouver Historical Insights, said in part:

'I appreciate the work you do to heighten the awareness and enjoyment of the City for a large number of people. The type of program you operate is unusual and has a potential for development into broader areas as the City itself develops.'

The Director of Social Planning fully concurs with the Director of Planning and his favourable comments on this organization. And, we are joined by a host of others, especially educators and media personalities who are equally supportive.

In the past year, over 20,000 students have enjoyed Insight tours on early Vancouver. In addition, Historical Insights has provided special programs for senior citizens, community centres, the handicapped and youth groups.

Hugh Main, Director of the Vancouver Visitors' Bureau, thinks that Vancouver Historical Insights programs can pay for themselves by way of services to tourists and convention visitors. He has offered to help advertise and utilize their programs through the Visitors' Bureau.

Historical Insights has been funded by the Department of Education. This funding ended abruptly on June 30, 1974, leaving the organization high and dry; without its monthly budget of \$4,275 (\$1,625 - office and overhead, \$2,650 for 3 staff members).

Clause No. 7 Continued.Vancouver Historical Insights Monthly Cost(A) Fixed Office and Overhead Costs Per Month*

| | |
|---------------------------------|---------------|
| Rent and Taxes..... | \$700 |
| IBM Lease..... | 50 |
| Insurance..... | 15 |
| Xerox Lease..... | 85 |
| Transportation..... | 200 |
| Office/Misc..... | 100 |
| B.C. Tel..... | 40 |
| B.C. Hydro..... | 50 |
| Printing..... | 200 |
| Slides & Projectors/Bulbs | 150 |
| Postage | 35 |
| | <u>\$1625</u> |

*Based on last year plus increased rent
and taxes plus 15%

(B) Wages

| | |
|-----------------------------|-------------|
| Raymond McAllister..... | \$1100 |
| Ron Meyer (part time) | 550 |
| Al Horne | <u>1000</u> |
| | \$2650 |

(C) Totals

Overhead and Wages.....\$4275

Now the organization needs time and interim funding to become self-supporting. In addition to selling visitor and convention tours, Historical Insights educational programs should be able to pay for themselves by way of charging schools and students for services. There is reason to believe, based on its past high degree of acceptance among educators on every level, that these tours can continue to provide a valuable educational experience which individual School Boards and Social Studies classes throughout the Lower Mainland will pay for.

Also, in the next few months there will be a call on the part of the Host Secretariat of External Affairs and the Non-Governmental Organizations involved in the hosting aspects of Habitat 76, for the kinds of services which Vancouver Historical Insights offer. Mr. Fladell, the City's UN Conference Coordinator, will encourage the paid use of Vancouver Historical Insights services by the Federal Government.

In order to help Vancouver Historical Insights develop a self-supporting program over the next few months, the Director of Social Planning RECOMMENDS:

City Council approve a grant of \$12,000, payable as follows:
July - \$1,500, August - \$3,000, September - \$3,000
October - \$3,000, November - \$1,500,
for salaries and operating expenses.

This recommendation is based on the fact that Historical Insights has already begun to acquire revenue for some of its services and on the expectation that the organization may be self supporting by the end of this year. Raymond McAllister, Director of Historical Insights agrees with this.

The Comptroller of Budgets advises that if this report is approved, the source of funding will be contingency reserve."

The City Manager submits the Recommendation of the Director of Social Planning for Council's CONSIDERATION.

8. Park Board - Kitsilano and Sunset Ice Rinks

The following report has been received from the Director of Finance:

"The Vancouver Park Board by letter dated July 15, 1975, requests City Council approval of awarding contracts for the Kitsilano and Sunset Ice Rinks. The letter is quoted in full as follows:

'Re: Kitsilano and Sunset Ice Rinks

On July 9, 1975, three selected tenders for construction of the above two ice rinks were opened in public at the Park Board office. A tabulation prepared by the Architects on the three bids is attached.

Park Board members were polled and agreed that City Council should be requested to enter into a contract on behalf of the Park Board with A.R. Grimwood Ltd. for a management contract for the two ice rinks for an upset price not to exceed \$2,930,000.

This amount compares with the funds available for the two ice rinks of \$3,148,000. The Board had originally budgeted \$2,840,000 for a contract for the two rinks, retaining \$308,000 for architects fees and equipment and furnishings. The upset price of \$2,930,000 will leave only \$218,000 for architects fees and equipment and furnishings, which is \$90,000 short of our original allocation. The architect and contractor have assured the Superintendent of Parks that they will be able to reduce the total cost to the City by at least \$90,000 on the two rinks by negotiating on construction details. The City Council considered a Manager's report dated January 10, 1975, that gave a summary of the financing for the rinks (copy attached).

Your early approval of the foregoing request would be appreciated.'

The Park Board allocation of \$2,840,000 plus \$308,000 for a total of \$3,148,000 would appear to be correct based on the City Manager's report to Council of January 10, 1975, regarding financing of the ice rinks. That report indicated a short fall of \$567,500 which has since been approved by Council in the 1975 Supplementary Capital Budget. However, the estimates at that time included only \$28,500 for the Ice Rink Study Group and this amount appears to be overspent at this time. I have been unable to resolve the nature of the over expenditure with the Park Board because of the rush to get this present report to Council. Therefore, it may be necessary for Council to provide some extra funds, probably next year, to cover over expenditures.

All financing assumes that Community Recreation Facility grants of \$333,333 will be received for each rink.

The above request of the Park Board is submitted for Council CONSIDERATION."

The City Manager submits the above report of the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 558-9

Manager's Report, July 18, 1975 (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION:

1. "Program Budgeting" Attendance: Two Employees - Finance Department

The Director of Personnel Services reports as follows:

"On March 6, 1975 the attendance of two Finance Department employees was approved at a three day course in Montreal. However, the course was over-subscribed and the required funds of \$1,530. were held committed and thereby set aside for attendance at the next course on the same subject.

Notification has just been received that the Division of Management Education, The University of Michigan, Ann Arbor, Michigan, has developed a six day course which provides the public administrator with the tools necessary to implement Program Budgeting in terms of a Results-oriented Decision-Making System, (Aug. 17 - 22, 1975).

The Director of Finance has indicated again, that he wishes Mr. R. B. Ross, Comptroller of Budgets and Mr. S. W. Smith, Budget Officer, to attend as both would be directly involved in the development and implementation of the planned program budgeting system for the City.

For each participant the cost to the City, in addition to five days leave of absence with pay, would be approximately \$1,060 (Registration Fee \$395; Air Fare \$305; Bus Fare \$15; Hotel \$150; Meals, Ground Transportation & Misc. \$125.). The Comptroller of Budgets advises that the required total funds for the attendance of two employees of \$2,120 (\$1,530 already committed plus an additional \$590.) would be available from Appropriation No. 7090/933 - Administrative and Technical Courses - All Department.

The cost per participant exceeds \$750, which is the upper limit the City Manager may approve for such training activity, and therefore is submitted to Council. I recommend that the request of the Director of Finance be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 599 ;

Manager's Report, July 18, 1975 (PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS:

1. Parcel D (R.P. 2347) lying in front of lots 1 & 2,
Block 1, D.L. 184, 2215 Commissioner Street

The Acting Supervisor of Property & Insurance reports as follows:-

"This City property comprising approximately 94,000 sq. ft. of water and 5,000 sq. ft. of land was leased by way of assignment to Straits Towing Limited from June 1, 1955 to May 31, 1975.

The property is presently utilized for a tug boat business and has been improved by the lessee with a two storey frame office building and wharves. The current rental is a land rent of \$297.00 per month plus taxes as if levied.

The lease agreement gives the lessee the right to renew for a further ten years and the lessee has exercised the option.

All improvements made by the lessee have reverted to the City and after negotiation the lessee has agreed to the following lease.

USE - for the purposes of a tug boat business

TERM - June 1, 1975 to May 31, 1985

RENT - \$2,000.00 per month plus taxes as if levied for the first 2½ years.

RENT REVIEW - every 2½ years and to be market rental value.

REPAIRS - Lessee to repair to the standard of a prudent owner. Lessee not responsible for structural repairs to office building. The term structural to exclude roof cladding.

INSURANCE - Lessee to carry public liability insurance and in addition all risk insurance on the wharves subject to the standard exclusions but to include collision coverage in respect of their own vessels.

BUILDINGS

& WHARVES - All existing and future improvements are City property.

LEASE AGREEMENT - to be satisfactory to the Director of Legal Services.

RECOMMENDED that the above noted property be leased to Straits Towing Limited on the aforementioned terms and conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. Rental Review - West Half of Argyle Street End
Adjacent to Lot 20, East Half of Block C, D.L. 328

The Acting Supervisor of Property & Insurance reports as follows:

"The West Half of Argyle Street End, South of Kent Avenue adjacent to Lot 20, East Half of Block C, D.L. 328 is presently leased to Kerkhof Stone and Marble Ltd. for a 10 year period, August 1st, 1970 to July 31st, 1980 at a rental of \$25.00 per month subject to 1 year's notice of cancellation if required for municipal purposes.

Cont'd . . .

Manager's Report, July 18, 1975 (PROPERTIES - 2)

Clause 2 Cont'd

The lease is subject to a rental review on August 1st, 1975 and the lessee, by letter dated June 17th, 1975, has agreed to a rental increase from \$25.00 per month to \$50.00 per month. This rental is considered to be fair and reasonable for the present use which is access and open storage.

RECOMMENDED That the foregoing rental increase be approved as of August 1st, 1975."

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Anavets Senior Citizens Housing
Lot D, Block 109, D.L. 264A
Situated: 900 Block East 8th Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"On August 29, 1972 City Council approved the sale of Lots 15 to 19 (now known as Lot D), Block 109, D.L. 264A to the Anavets Senior Citizens' Society. In February, 1973 the Society took title to the property. The City retained an option agreement to re-purchase the lands at the net sale price if construction for senior citizens' housing did not take place by August 29, 1974.

Due to the delay in issuing a development permit the Society requested a six month extension to the option. On August 9, 1974 City Council approved their request and extended the option to February 28, 1975.

When the Society put plans out for tender they were advised that the bids were too high for C.M.H.C. to service the project. Construction was therefore delayed and a further extension to the option was requested from the City. On January 28, 1975 this was approved for a further 6 months to August 28, 1975.

Anavets Senior Citizens Society have been unable to resolve their financing difficulties. However, with a view to cutting costs they have submitted plans to the City Planning Department but it is very unlikely that they will complete all financing requirements by August 28, 1975.

The Anavets Senior Citizens Housing Society have indicated their desire to complete this project and the delays appear to have been unavoidable. It is anticipated that a further 6 month extension to the option will enable them to resolve their financing difficulties.

RECOMMENDED:

That Anavets Senior Citizens Housing Society be granted an extension of 6 months from August 28, 1975 to February 28, 1976; the City to have 3 months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

4. Execution of priority agreement for mortgage - 731
Union Street, Lot 34, Block 92, District Lot 181, Plan 196

The Director of Legal Services and the Acting Supervisor of Property and Insurance report as follows:

"This property is part of the Strathcona Rehabilitation Project and the owner Ngun Kow Yee Chiang on June 8, 1972 executed a mortgage to the City in the amount of \$3,000 of which \$750 is repayable to the City. The balance will be forgiven if the terms of the mortgage are complied with until June 1, 1977.

The mortgagor wishes to borrow an additional amount of \$10,000 but the Credit Union requires that its mortgage be registered as a first charge. The City has been requested to execute a priority agreement permitting registration of the new mortgage as a charge in priority to the mortgage held by the City.

Cont'd . . .

Manager's Report, July 18, 1975 (PROPERTIES - 3)

Clause 4 Cont'd

It is estimated that the market value of the property is well in excess of the combined proposed mortgages and the City's interest in the property would be well protected as a second mortgagee.

It is recommended that the Director of Legal Services be authorized to execute a priority agreement, satisfactory to him, between the City of Vancouver and Vancouver City Savings Credit Union as mortgagee."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services and the Acting Supervisor of Property and Insurance be approved.

CONSIDERATION:

5. Sale of Lots 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L. 319 etc.; Situated N.W. Corner of Ash and S.W. Marine Drive

The Acting Supervisor of Property & Insurance reports as follows:-

"On September 10th, 1974, City Council approved the sale of Lots 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L. 319, etc., situated N.W. Corner of Ash and S.W. Marine Drive, to the Cheshire Homes Society of B.C. as a site for the physically handicapped, subject to the conditions outlined in the report to Council by the Supervisor of Property and Insurance. Council established the sale date at 120 days from the date of approval of the sale or the date of issuance of a Development Permit, whichever is the sooner. This four month interim period between approval of sale and date of sale was allowed to permit the Society time to submit plans and arrange financing etc.

Subsequently, this office advised the Society that principal and other sale costs were due and payable by January 8th, 1975, and informed them that in accordance with the City's policy, any outstanding principal after that date would be subject to interest at the current rate of 10½%.

The Society requested an extension of the sale date from January 8, 1975, to July 8, 1975. This was to enable them to resolve their financing as they wished to apply in January, 1975, under C.M.H.C.'s new regulations. Council approved the request on January 14th, 1975, thus creating a saving to the Society and a loss to the City of approximately \$13,000.00 in interest charges and property taxes.

Cheshire Homes Society have now submitted a request for a further time extension from July 8th, 1975, to July 8th, 1976, as their financing is still unresolved. Their application for funding has been submitted to C.M.H.C., but its acceptability depends upon the contribution to be made by the Provincial Government. The Provincial Government is not prepared to make any commitment at this time, consequently C.M.H.C. are also unable to make a commitment.

A statement has been submitted to Cheshire Homes including taxes for the period July 8th to December 31st, 1975. Any principal outstanding after July 8th will be subject to interest at the rate of 10½% if sale date is not deferred.

In considering the Society's request for a deferred date of sale, Council may wish to be aware that the property is being sold below market value. If Council approves extending the sale date

Manager's Report, July 18, 1975 (PROPERTIES - 4)

Clause 5 Cont'd

for a further 12 months, this property will have been tied up for almost two years. There has been no principal, taxes or interest paid and there is no guarantee that Cheshire Homes will obtain their financing.

Several co-operatives and Senior Citizen Societies are having difficulty obtaining financing. The offer of two sites to the Provincial Government for Co-op developments, approved by Council, has been declined by the Government and at least one Senior Citizens' Society has been unable to obtain funding.

This request for a deferment of date of sale from July 8, 1975 to July 8, 1976, by Cheshire Homes Society is placed before Council for CONSIDERATION."

The City Manager submits the foregoing report of the Acting Supervisor of Property and Insurance to Council for CONSIDERATION.

6. Thunderbird Neighbourhood Development
St. Margaret's Reformed Episcopal Church

The Acting Supervisor of Property & Insurance reports as follows:-

"A report dated April 24, 1975, by the Standing Committee on Planning & Development went to City Council on May 6, 1975, re development of City-owned land in the Thunderbird Neighbourhood.

The Standing Committee made a number of recommendations, i.e., 'A - K', which Council adopted after amending Item 'D', which dealt with the sale to the Confratellanza Italo-Canadese. Amongst others the following resolutions were passed:-

- ' (B) THAT the City of Vancouver offer for sale to General Distributors 5.0 acres of land, being Blocks 107 & 108, Section 28, T.H.S.L. together with the road allowance of Fourth Avenue east of Skeena Street, for the purpose of constructing a warehouse.
- ' (C) THAT the City of Vancouver offer for sale or lease to St. Margaret's Church a site of 1.5 acres surveyed from the Third Avenue road allowance East of Skeena Street and Block 106, Section 28, T.H.S.L. for the construction of a church and day-care facility;
- ' (D) THAT the City of Vancouver offer for sale or lease to the Confratellanza Italo-Canadese, 2.0 acres surveyed from the western portion of Block 96, Section 29, T.H.S.L. at a price of \$100,000 per acre, for the construction of a community centre; such sale or lease to be subject to the purchaser or lessee making application and obtaining rezoning for such site.'

Based on City Council's adopting the foregoing St. Margaret's Church and General Distributors were advised that our negotiators would be contacting them to settle a price for their sites.

Subsequently, St. Margaret's Church advised they were of the understanding that the sale to them would be at the same per acre price as to the Confratellanza Italo-Canadese. The Mayor and Chairman of the Housing Committee have advised that this was also their understanding.

The estimated market value of the St. Margaret's Church site is \$217,800 per acre for a total of \$326,700. However, based on \$100,000 per acre the sale price would be \$150,000.

Cont'd . . .

Manager's Report, July 18, 1975 (PROPERTIES - 5)

Clause 6 Cont'd

Accordingly, the matter of clarifying the sale price for 1.5 acres of land to St. Margaret's Church, as part of the Thunderbird Neighbourhood Development, is submitted for the CONSIDERATION of Council. All other normal adjustments and conditions already approved by Council are still to apply."

The City Manager submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for CONSIDERATION.

INFORMATION:

7. Demolitions

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

| <u>Property</u> | <u>Project</u> | <u>Successful Bidder</u> | <u>City To Pay</u> | <u>Code No.</u> |
|--|--------------------------------------|---|--------------------|-----------------|
| 1313 West 3rd Avenue; (Lot 3642, False Creek) | False Creek Redevelop- ment | Bob's Power Demolition Ltd. | \$3,300.00 | 316/1625 |
| This is for the demolition of the Workshops and Offices | | | | |
| 1061-63 Seymour St. (Lot 26, Blk. 83, D.L. 541) | Civic Purposes | Phillip J. Blackall | \$765.00 | 4769/ |
| 1025 Thurlow St., (D of 20 & E. ½ of 19, Blk 22, D.L. 185) | Nelson Park | John McLean | \$580.00 | 4189/ |
| This demolition was approved by Council on June 17th, 1975. | | | | |
| 1866 & 1872 W. 5th Avenue, (W. ½ of 4 & E. ½ of 3, Blk 267, D.L. 526 | Housing Site | Johnston & McKinnon Demolitions Ltd. | \$2,450.00 | 146/1901 |

This demolition was approved by Council on June 17th, 1975."

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 550/60

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

JULY 10, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 10, 1975 at approximately 1.30 p.m.

PRESENT: Ald. Volrich, Chairman
Ald. Bowers, Marzari
Kennedy, Sweeney

CLERK: G. Barden

RECOMMENDATION

1. Discussion on all matters pertaining to Labour Relations.

Mr. Graham Leslie of the Municipal Labour Relations Bureau was invited to meet with the Committee to discuss all matters pertaining to labour relations.

The Chairman stated that Council has been disappointed with the results of the labour negotiations; the increase they were obliged to approve was excessive and imposed an unfair burden on the tax-payer. The Council is also dissatisfied with the process by which negotiations were concluded. The Council had not been involved and only received general reports. The Chairman questioned the efficacy of the present practice which permits municipalities within the G.V.R.D. to opt out of the joint bargaining process. He asked Mr. Graham Leslie for comments on the negotiations and ways of improving future bargaining.

Mr. Leslie stated that one solution could be timing of negotiations. The Committee of Mayors has commissioned the G.V.R.D. Labour Relations Bureau to examine the whole structure of negotiations and this report should be presented to the affected Councils late this year. Mr. Leslie noted one reason for the high settlement was that almost 4% of the 1975 settlement resulted from the shortfall in the total settlement package for 1974.

The Committee discussed timing of the negotiating process and the handicap municipalities are under in terms of establishing their budgets. They questioned the Union's practice of calling sudden study sessions which are completely irresponsible and should be stopped.

Following further discussion, it was

RECOMMENDED

- (a) THAT all Municipalities in the G.V.R.D. be urged to agree to joint negotiations in the future.
- (b) THAT the G.V.R.D. Review Committee examine ways and means of improving the bargaining process and position.
- (c) THAT the G.V.R.D. Review Committee give consideration to the unsatisfactory present timing of negotiations with reference to budgeting.
- (d) THAT communication and information to members of the involved Councils be improved upon.

2. Furniture Requirements - Health Department.

The Committee had for consideration a Manager's Report dated July 4, 1975. (Copy circulated).

On December 17, 1974, Council approved the purchase of a new building on West 8th Avenue to accommodate the Health Department. The Administrative Analyst reported that discussions had taken place with the Purchasing Agent, the Medical Health Officer and the City Architect which produced an itemized list of furniture and equipment requiring funding of up to \$108,075, summarized as follows:

| | | | |
|-----|---|---------------|--------------|
| 1. | <u>Central Office</u> | | |
| | Replacement Furniture | \$ 2,400 | |
| | Additional Furniture | <u>2,500</u> | \$ 4,900 |
| 2. | <u>Central Office</u> | | |
| | Upgrading Library Facilities | <u>5,200</u> | 5,200 * |
| 3. | <u>Central Office</u> | | |
| | 25 Cubic Foot Refrigerator for Storage of Immunization Vaccines | <u>1,600</u> | 1,600 * |
| 4. | <u>Burrard Health Unit</u> | | |
| | Replacement Furniture | 22,000 | |
| | Additional Furniture | <u>2,330</u> | 24,330 |
| 5. | <u>Demonstration Kitchen</u> | <u>1,600</u> | 1,600 * |
| 6. | <u>Enlarged Dental Office</u> | <u>32,900</u> | 32,900 * |
| 7. | <u>Community Care Licensing Staff</u> | | |
| | Replacement Furniture | 1,900 | |
| | Additional Furniture | <u>2,500</u> | 4,400 |
| 8. | <u>Volunteers for Seniors - Staff</u> | | |
| | Replacement Furniture | 600 | |
| | Additional Furniture | <u>700</u> | 1,300 |
| 9. | <u>Common Areas -</u> | | |
| | Replacement Furniture | 4,000 | |
| | Additional Furniture & Equipment | <u>12,520</u> | 16,520 |
| 10. | <u>Moving Expenses</u> | <u>5,500</u> | <u>5,500</u> |
| | | | \$98,250 |
| | Plus 10% | = | \$108,075 |

* Extension of service

The Director of Finance advised that funds are available as follows:

| | |
|---|------------------|
| 1975 Supplementary Capital Budget Provision | \$ 83,875 |
| 1975 Furniture Replacement Program | <u>24,200</u> |
| TOTAL | <u>\$108,075</u> |

It was noted that the established practice has been to allow a 10% contingency for price changes and minor furniture items when providing funds for furnishing new premises.

Report to Council
Standing Committee of Council
on Finance and Administration
July 10, 1975

Page 3

Clause No. 2 Continued.

The City Manager advised that the following items would provide an extension of service - Library facility, Refrigerator, Demonstration kitchen, and Enlarged Dental Office.

The Committee questioned the establishment of an enlarged dental office and felt the Health Department should submit a more detailed report on this item.

Following further discussion, it was

RECOMMENDED

- (a) THAT City Council approve an amount of \$62,645 for replacement and additional furniture and equipment as follows:

Furniture for:

| | |
|--------------------------------|----------|
| Central Office Staff | \$ 4,900 |
| Burrard Health Unit Staff | 24,330 |
| Community Care Licensing Staff | 4,400 |
| Volunteers for Senior Staff | 1,300 |
| Common Areas | 16,500 |
| Moving Expenses | 5,500 |
| | <hr/> |
| | \$56,950 |
| Plus 10% = | \$62,645 |

- (b) THAT funds be provided in accordance with the Director of Finance's statement contained in this report.
- (c) THAT the Medical Health Officer submit a detailed report on the request for an enlarged dental office.

3. Sale or Leasing of Land in Champlain Heights - Areas E & F.

The Committee had for consideration a Manager's Report dated July 3, 1975 (copy circulated) wherein the Director of Finance advised there is a need for Council policy on the marketing of land in Champlain Heights - areas E & F as to whether the land should be leased or sold. The report put forward arguments in favour of either alternative.

The Committee opted in favour of leasing the land and following discussion, it was

RECOMMENDED

- (a) THAT all the land in areas E & F of Champlain Heights be leased on a long term basis, lease payments for non-market housing to be on a monthly, annual, or other periodic basis, pre-paid leases to be sold for the land for market housing.
- (b) THAT the land in enclave 1 be offered on the basis of 60 year leases.

4. Community Disparity Fund - Vancouver's Claim.

A memo dated July 9, 1975 from the Director of Finance re Community Disparity Fund - Vancouver's Claim was circulated at the meeting. Enclosed with the memo was a circular from the Department of Municipal Affairs stating a deadline of July 31, 1975 for submission of applications for grants to be dispersed from the Community Disparity Fund. The Director of Finance also submitted a draft brief and claim for consideration of the Committee.

The circular from the Department of Municipal Affairs states that preference will be given to those applications requesting assistance for capital works, including the purchase of equipment, not assisted by other Provincial or Federal funds - i.e. the Sewerage Facilities Assistance Act, the Community Recreation Facilities Fund, National Housing Act, or water assistance as provided by the Natural Gas Revenue Sharing Act.

The Committee noted that the Natural Gas Revenue Sharing Act provides for an amount of \$3 million in the Community Disparity Fund and the Director of Finance proposes making application for \$2 million of this fund for the City of Vancouver. The draft brief and claim outlined potential suggestions for areas of claim, which reflects the "preference" statement in the circular from the Department of Municipal Affairs.

Following discussion, it was

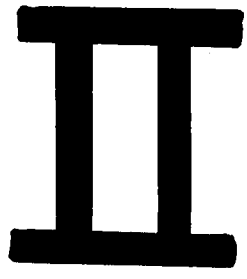
RECOMMENDED

(a) THAT the Director of Finance prepare a revised application to the Community Disparity Fund claiming \$2 million on behalf of the City of Vancouver incorporating the various suggestions made by the Committee.

(b) THAT the Director of Finance submit this application to Council for approval, concurrent with this Report.

The Meeting adjourned at approximately 3.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 63



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

JULY 10, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, July 10, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy (Items 1 to 5)

ALSO PRESENT: Alderman Marzari (Items 3 & 4)

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Official Development Plan For The Downtown

The following memorandum dated July 9th, 1975 from the Chairman was distributed at the meeting:

"The Downtown Study Team has advised me that the Committee has not finally considered the section of the Official Development Plan for the Downtown with respect to Height of Buildings.

"On April 29th, 1975 the Committee considered the following:

"The height of buildings shall not exceed the height limits prescribed and illustrated on Plan 3; except as follows:

1. The Development Permit Board may, in its discretion, permit buildings which exceed the prescribed height limits, after taking particular account of the overshadowing, view obstruction, and other environmental criteria set out in the Design Guidelines. However; in no case shall the maximum height as may be permitted exceed 450 ft."

and RECOMMENDED

"THAT the Section on Height of Buildings be approved."

"On May 13th, 1975, Council passed the following motion:

"THAT the section on Height of Buildings be referred back to the Standing Committee on Planning and Development for further consideration following a meeting of the Committee and other members of Council with the G.V.R.D. on the Livable Region Plan."

"Representatives of the Downtown Study Team will be present at the meeting of the Committee of July 10th, 1975 in order that this section of the Official Development Plan may be considered for inclusion in the O.D.P."

Clause No. 1 Continued

RECOMMENDED

THAT the section on height of buildings in the Official Development Plan for the Downtown be approved.

2. Granville Street Pedestrian Transitway - Phase II

Council, on June 24th, 1975, when considering a report of the City Manager dated June 13th, 1975 submitting a joint report of the Director of Social Planning, City Engineer and Chief Constable, referred consideration of bus shelters, washrooms, short-term parking and a police sub-station to the Standing Committee on Planning and Development (copies of the reports are on file in the City Clerk's Office).

a) Bus Shelters

A breakdown of the \$8000.00 cost for the bus shelters proposed by Seaboard Advertising Limited was requested at the Council meeting for consideration by the Committee.

Mr. R. C. Boyes, Deputy City Engineer, reported that the cost would be shared one-half by Seaboard Advertising and one-half by the City of Vancouver. It could not be a local improvement levy.

Mr. M. Egan, Director of Social Planning, advised that the bus shelters should not contain benches.

The Chairman noted the following letter dated July 8th, 1975 which he had received from Mr. E. Smith, Vice-President Western Region - Trans-Ad.

" It is our understanding that consideration is being given to a proposal for a Transit Shelter on the Mall and advertising in conjunction therewith.

" We would appreciate the privilege of discussing this project with you and we would welcome the opportunity to submit a formal Tender in that regard.

" Our business is Transit Advertising - i.e. in and on buses, streetcars, trolley coaches and subway cars. Also "in site" advertising in subway stations.

" We have many many years of experience and expertise in the business and are specialists in not only advertising in and on Transit Vehicles but also in specialized and customized back-lighted and face-lighted advertising displays, in stations, walkways and shelter areas, etc.

" We have access to both National and Local Sales through our offices across Canada and could make our expertise and experience available to you.

" We are available for discussion at your convenience. "

Clause No. 2 (a) Continued

Mr. Smith advised that his company does not have a model of a bus shelter. Their company usually take the specification laid out by the companies and within the specifications make alterations and tender on what is required.

Mr. R. Sinclair of Seaboard Advertising Limited displayed their model of the proposed bus shelter. Seaboard has offered to pay one-half the cost of construction, the cost of cleaning the shelters, plus an amount for vandalism, in exchange for two panels of advertising. They have agreed to controlled advertising. He advised that if their proposal is approved for the two prototype shelters on the Mall, Seaboard would not expect to hold a franchise on any others that might be constructed. The normal procedure of obtaining designs and competitive bids could be followed.

RECOMMENDED

THAT two prototype shelters, utilising the Seaboard design, be constructed on Granville Mall - one at the north end containing benches and one at the south without benches, to contain a limited amount of controlled advertising; the cost to be shared - one-half by Seaboard Advertising and one-half by the City of Vancouver.

b) Public Washrooms

The Committee

RECOMMENDED

THAT the City develop washroom facilities at the north and south ends of Granville Mall at City expense; locations to be selected by the City Engineer and reported back with costs to the Committee.

c) Parking

The Engineering Department reported that an approximate 10% reduction in parking has occurred on the south end of the Mall and it is proposed to construct a short-term parking facility of 560 spaces in the Seymour/Helmcken area. Mr. J. Adams of Adams Properties, the owner of the parking garage on Seymour Street opposite the Orpheum Theatre, advised that a parking facility in the proposed location would be too far from the actual shopping area of Granville Mall and would be a financial disaster. He stated that his parking garage, which runs from Seymour through to Richards Street, is never full and if it was feasible, they would construct additional floors to handle the parking demand. The demand has not been great enough to justify the capital cost of adding two floors. The Committee

RECOMMENDED

THAT development of a short-term parking facility for Granville Mall not be pursued at this time.

Clause No. 2 Continuedd) Police Sub-Station

Inspector K. Brown, who is in charge of Division 1 (Downtown area), stated that what the Police Department requires is not really a sub-station on the Mall itself for the policemen but rather a store-front operation for the use of police and other organizations. At the present time there are beat men on the Mall 24 hours per day. If someone is taken into custody or requires aid, the police have to leave their beat to deliver the person either to a youth resources centre or to the police station. If they have a store-front operation, the person could be taken inside and someone else could come and deliver the person to the appropriate place.

Alderman Harcourt advised that an inventory of services for youths was being prepared for the Community Services Committee and indicated that a comprehensive programme to deal with youths at the south end of Granville Street should be worked into the study.

RECOMMENDED

THAT the matter of a Police Department facility for the south end of the Granville Mall be referred to the Standing Committee on Community Services to incorporate a joint approach with Police and Youth Resources Centres into their study of the inventory of services for youths.

3. Central Broadway Urban Design Study

The Committee considered a report of the City Manager dated July 3rd, 1975 and the Urban Design Guidelines for Central Broadway prepared by Norman Hotson Architects (on file in the City Clerk's Office).

Distributed at the meeting were copies of a letter of transmittal dated June 23rd, 1975 from Mr. N. Hotson and a draft of the introduction to the Urban Design Guidelines (copy circulated).

Mr. M. Kemble of the Planning Department advised that the first recommendation in the report of the City Manager should state "report back in 60 days on the specific recommendations...." to coincide with the report back on general public discussion and comments on the Urban Design Study.

RECOMMENDED

- A. THAT the Director of Planning report back in 60 days on the specific recommendations as outlined in the Introduction to the Study Report, after further review and consultation with other concerned City Departments.
- B. THAT copies of the Urban Design Study be made available for general public discussion and comment, for report back in 60 days to the Committee.

Clause No. 3 Continued

- C. THAT funds be transferred from the Planning Department Printing Sundry Reports Account 7308/93 to the Central Broadway Urban Design Study Account 7308/107.

4. Fairview Area Planning - Heritage Houses

The Committee considered a report of the City Manager dated July 4th, 1975 in which the Director of Planning recommends that the recommendations contained in the Fairview Planning Committee report on Heritage Houses in the Fairview Slopes (copy circulated) be adopted and that appropriate City staff be instructed to carry out the task outlined in them.

Mr. R. Sterne outlined the recommendations contained in the above Fairview Planning Committee report dated July 4th, 1975 which are as follows:

- " (1) THAT Interim Development Control Guidelines No. 1, 3, 4, and 7 for conditional uses in the CRM-2 and CRM-3 District Schedules be deleted, and further THAT the following guidelines be adopted and added to the remaining:
 - a) Do not approve demolition of buildings of heritage merit listed in Category A by the Vancouver Heritage Advisory Committee.
 - b) Encourage the preservation of buildings of heritage merit listed in Category A, B, or C by the Vancouver Heritage Advisory Committee by allowing any appropriate use within the CRM-2 and CRM-3 schedules subject to the condition that the building facade is restored to a reasonable degree to the original character as part of the development.
 - c) No building listed in Category B by the Vancouver Heritage Advisory Committee can be demolished unless a development permit application has been approved for the property. Also, in the case of Category B buildings, Council approval of the demolition must be obtained.
 - d) Encourage the retention of buildings listed in Category B or C by the Vancouver Heritage Advisory Committee by approving rehabilitation, and suitable alterations and additions to those buildings to increase their liveability, and also by allowing suitable infill development to take place on those properties.
 - e) Do not include non-habitable basement and attic floor areas of a rehabilitated Category A, B, or C building in the calculation of allowable floor space ratio. Also, do not include the floor area of a rehabilitated Category A, B, or C building for the purposes of calculating parking requirements.
 - f) The retention of a house or houses listed in Category B or C by the Vancouver Heritage Advisory Committee in the final design of a redevelopment scheme will be regarded as a significant positive feature in the analysis of a development permit application.
 - g) Encourage new development which does not conflict with nearby residential development with respect to overall design, scale, style, building materials, and use. In the case where a new development is immediately adjacent to a building listed in Category A, B, or C, a sideyard should be maintained which is adequate to permit the use of compatible materials facing the existing building, to provide for light penetration, and for plants and trees.
- " (2) THAT the Directors of Finance and Housing, in co-operation with the Fairview Planning Committee and the Vancouver Heritage Advisory Committee, analyze the feasibility of and make recommendations concerning:
 - a) the implementation of property tax incentives for the preservation of residentially-occupied houses with heritage merit, and
 - b) a Heritage Rehabilitation Revolving Fund.
- " (3) THAT the Directors of Planning and Legal Services analyze the feasibility of and make recommendations concerning possible zoning and development control mechanisms to encourage the retention and preservation of buildings of heritage merit. This investigation should include, but not be limited to the Transfer of Development Rights.
- " (4) THAT City Council ask the Federal Government to review the terminal write-off clause in the Income Tax Act which benefits those who demolish older buildings."

Clause No. 4 Continued

Mr. D. Cornejo, Fairview Planner, advised that the Director of Planning supports the recommendations of the Fairview Planning Committee.

The Chairman advised that he had received the following letter dated July 9th, 1975 from Mr. D. Cartwright, Chairman of the Fairview Resident Owners Association.

" On behalf of the Fairview Resident Owners Association I wish to indicate our approval and support of the four recommendations contained in the report "Heritage Houses in the Fairview Slopes" prepared by the Fairview Planning Committee.

" Of particular concern to resident home owners is item b) of the first recommendation. This would act as an incentive to owners of older houses to preserve their buildings by being able to utilize a portion for commercial use. "

After discussion, the Committee

RECOMMENDED

- A. THAT Recommendation No. 1 of the Fairview Planning Committee be approved.
- B. THAT Recommendation Nos. 2 and 3 of the Fairview Planning Committee be referred to the City Manager to be undertaken as part of a Heritage Study with City-wide implications.
- C. THAT Recommendation No. 4 of the Fairview Planning Committee be referred to the Standing Committee on Housing and Environment for action.

5. On-The-Water Boat Show/Rental Boat Dock

The Committee considered a report of the City Manager dated July 3rd, 1975 wherein the False Creek Project Manager recommends that the rental visitors boat dock on the west side of Heather Bay be approved in principle for use by rental and charter boats, yacht sales, visiting boats, future ferry terminal, etc., as well as use for a 9-day on-the-water boat show in the Fall of each year. The Director of Planning agreed in principle with the foregoing but is concerned about the location in the smallness of Heather Bay as shown on the map (copy circulated). He also advised that the Urban Design Panel did not like the design.

The Chairman advised that Council had approved an application for a 9-day on-the-water boat show for 1975. When people live in the area, they may not want the parking, etc. involved in a permanent rental boat dock. Mr. Sutcliffe, False Creek Project Manager, outlined the following conditions which would be attached to the 20-year Lease Agreement:

- (a) The City will give Marine Trades Association a 20 year lease and the Marine Trades Association will design, build, maintain and manage the rental/visitor boat dock, in accordance with the attached preliminary drawing.

Clause No. 5 Continued

- (b) The dock will be used for rental and charter boats, yacht sales, visiting boats and, when the demand justifies it, sight-seeing boats and a ferry terminal. Maintenance and repair of boats will not be permitted. Harbour Ferries Ltd., Granson Yacht Charters and Andy Robertson will have an opportunity to submit proposals.
- (c) The Marine Trades Association will have the right to use the dock for their annual floating boat show on nine consecutive days in September or such other date mutually agreed upon.
- (d) The Marine Trades Association will have the right to add approximately 500 feet of additional floats for the annual floating boat show in accordance with the attached preliminary drawing. Only two piles will be permitted to anchor the temporary floats. These piles will be installed by the developer and will be covered with painted lithographs having a marine flavour. These same piles will serve as demarcation markers separating the proposed ferry dock from the Heather Marina activity and will be permanent.
- (e) The Marine Trades Association will not be permitted to erect a structure on land or water adjacent to the floats. A sales, administration or ticket office could be located in nearby commercial space.
- (f) Parking will be provided by the City for the normal uses of the boat dock at a fee to be paid for by the Marine Trades Association. The Marine Trades Association will be responsible for extra costs incurred by the City for parking during the annual floating boat show.
- (g) The lease for the water lot and the fees for the parking and for the annual boat show will be negotiated by the Properties and Insurance Office.
- (h) On-shore displays during the floating boat show will be restricted to the Leg-In-Boot Square with designs being first approved by the City.
- (i) The B. C. Marine Trades Association will be required to obtain the necessary permits and approvals from the City of Vancouver and senior governments.

He recommended

- (a) that the rental/visitor boat dock on the west side of Heather Bay, as illustrated on the attached drawing, be approved in principle, for use by rental and charter boats, yacht sales, visiting boats, and, when the demand justifies, sight-seeing boats and a ferry terminal, as well as for use for a 9-day on-the-water boat show in the Fall of each year;
- (b) That the application by the Marine Trades Association to design, finance, build and manage this boat dock and the annual boat show be approved, subject to the Marine Trades Association obtaining the necessary permits and approvals from the City of Vancouver and the senior governments, and subject to an agreement satisfactory to the City regarding water lot lease, use, and parking fees and costs;
- (c) that the B.C. Marine Trades Association be required to give Harbour Ferries, Granson Yachts and Andy Robertson an opportunity to bid for portions of the dock for various purposes, such as rental and charter boat yacht sales, sight-seeing, etc."

Clause No. 5 Continued

RECOMMENDED

THAT the recommendations of the False Creek Project Manager be approved in principle, subject to the normal development permit application procedure.

FURTHER THAT the Director of Legal Services be requested to include in the Lease Agreement, a three-year revision clause for termination of the lease if the development or its related parking are a cause of concern to the neighbourhood.

(Aldermen Bowers and Cowie opposed.)

At this point, Alderman Kennedy left the meeting.

6. Laurel & Heather Street Land Bridges

The Committee considered a report of the City Manager dated July 3rd, 1975 wherein the False Creek Project Manager states as follows:

" City Council, on June 11th, 1974 adopted Scheme C that showed pedestrian crossings linking Fairview to Area 6 and on February 25th, 1975, approved the 1975 Capital Budget which outlined 6th Avenue crossing expenditures of \$1,020,000 to be appropriated after 1975. Also on February 25th, City Council requested the Parks Board and the Development Consultant to examine ways of making a more viable Destination Park in Area 6 to include an enlarged City-owned area south of 6th Avenue on the Fairview Slopes.

" Inherent in Scheme C has been the provision of some parking for the park to occur under the Laurel Street Pedestrian Bridge.

" The City, on December 17th, 1974 acquired the approximate 1.3 acres of land at Laurel and 6th Avenue in a land exchange with the Provincial Government.

" Council, on March 18, 1975 also approved that the Parks Board and the Project Manager in consultation with the Fairview Planning Committee, examine the development opportunities of city-owned lands to include specific consideration of using these lands for an integrated housing, open space and land bridge development.

" On June 17th, 1975, Council endorsed a Park Conceptual Plan for Area 6 that includes these Laurel Street lands. The plan proposes that these be used as open space and for future community facilities, with a \$57,000 landscape budget for the deck portion.

" In summary, there have been four different uses proposed for City-owned land immediately south of the proposed Laurel Street Pedestrian bridge:

- open space;
- community facilities;
- parking
- housing.

" Some of these uses may appear to be conflicting, however, any one will be interconnected to the land bridge and thus influenced by its design and extent. As a result, it is concluded that the bridge and the land area are inseparable in terms of a design solution. It is therefore necessary that a single study examine the issue of land bridges and Laurel Street land use. "

Clause No. 6 Continued

The purpose of this study would be to have a consultant prepare alternative development programmes and economic analyses for the Laurel Street lands and prepare bridge design concepts for the Laurel and Spruce Streets locations to be reviewed periodically by a steering committee composed of members of the Engineering and Planning Departments, Parks Board staff and Fairview Planning Committee; such committee to be chaired by representative of the Development Group.

The terms of reference for the consultant, as well as the tasks of the Steering Committee and False Creek Group are as follows:

- The Consultants: to produce design schematics and costs acceptable to the Engineering Department for pedestrian crossings that are attractive and appear inviting to the public at Laurel and Spruce Streets;
- to consider including some commercial or other development on the Spruce Street crossing, and to present an analysis of this consideration;
- to produce alternative cost recovery development programs for the 1.3 acres of City land at Laurel Street that considers each of the permitted uses, open space, housing, community facilities, and if necessary, additional uses that may be necessary to achieve the cost recovery objective. The City's recovery amount is to be determined by the Director of Finance;
- to provide 80 parking spaces for the use of park visitors within the Laurel Street design. There is to be no charge for park parking. These parking spaces could be shared by other users, but must be available for park visitors at the peak demand periods;
- to produce the bridge concepts parking and land use plans which would not exceed a cost to the City of \$1,020,000 plus an additional \$57,000. for landscaping;
- The Steering Committee: to review the report and make recommendations to City Council through the False Creek Development Group.
- The False Creek Development Group: to co-ordinate and to be responsible for managing the study.

The development procedure would be as follows:

The Development Consultant to invite firms to express an interest to complete this study; to select a firm, based upon their curriculum vitae and the staff members to be assigned; to review the submissions and selection with the City Manager and to appoint a firm.

The report is to be completed in four weeks, the expectation being that the cost will not exceed \$10,000. The cost of \$10,000 is to come from the \$1,020,000 budget for the Laurel & Heather Land Bridges, to be expended in 1975 rather than 1976, to be financed prior to 1976 through the False Creek Interim Financing Reserve.

Clause No. 6 Continued

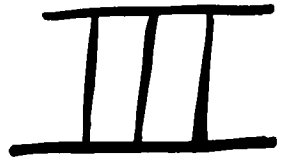
Mr. S. Portner, a member of the Fairview Planning Committee, advised that there is an area of 266' x 240' at the street allowance for Laurel Street which should be considered as one site. The Fairview Planning Committee feels there could be a small community facility, an inviting entrance to the park, and a small amount of cooperative housing on this site.

RECOMMENDED

- A. THAT the terms of reference for the consultants be approved with the cost recovery development programmes to include open space community facilities and a small amount of cooperative housing.
- B. THAT formation of the Steering Committee be approved.
- C. THAT the development procedure be approved.

The meeting adjourned at 5:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 445



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

July 10, 1975.

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, July 10, 1975, at approximately 3:30 p.m.

PRESENT : Alderman Rankin, Chairman
Aldermen Marzari, Vice Chairman

Alderman Boyce,
Alderman Sweeney
Alderman Volrich

RECOMMENDATION

1. Immigrant Services Centre - 8165 Main Street

The Committee had before it for consideration a Manager's Report dated June 23, 1975, (circulated) in which the Director of Social Planning and the Medical Health Officer reported on the progress to date on the new Immigrant Services Centre which began operation at 8165 Main Street on January 27, 1975.

Officials of the City Health and Police Departments, the South Vancouver Resources Board, Manpower and Immigration Department, and the Immigration Services Society all provide staff time and services at the Centre and representatives of these organizations were present at today's meeting.

The Senior Social Planner reviewed the report, drawing the Committee's attention to the fact that in the four months from February to May of this year, 933 persons were interviewed or assisted at the Centre and that there were over 3,000 phone calls to the Centre for assistance.

The Centre operates from noon to 8:00 p.m. but the Committee was advised that staff often remain later than the normal closing hours.

In conclusion it was stated that the consensus of all agencies involved is that the Immigrant Services Centre offers a comprehensive service that the public has made good use of, and on this basis the Medical Health Officer and the Director of Social Planning are recommending continuation of the Centre.

.../cont'd

Standing Committee of Council 2
on Community Services
July 10, 1975.

Clause No. 1 (continued)

During discussion it was noted that over 90% of those persons served at this Centre are residents of the south east sector of the City, although there are similar services available for persons in other areas of the City. It was also pointed out that many of the persons making use of this Centre have been residents in Canada for a number of years, some of whom do not yet speak English. Interpreters for various languages are available at the Centre.

Following discussion it was

RECOMMENDED

THAT the following recommendations of the Medical Health Officer and the Director of Social Planning be approved :

- A. City Council approve the continued funding of a full time Public Health Nurse position at a cost of \$9,607 for the period July 1, 1975 to March 31, 1976.
- B. City Council approve the continued funding of a full time temporary Health Aide Interpreter for a nine month period effective July 1, 1975 to March 31, 1976 at a cost of \$7,869.
- C. The two Health Department staff positions be reported by the Medical Health Officer in his departmental budget requests in the future.
- D. City Council approve operating costs of the Immigrant Services Centre in the amount of \$18,370 for the period July 1, 1975 to March 31, 1976.
- E. City officials negotiate cost-sharing of operating costs for the Immigrant Services Centre with the South Vancouver Community Resources Board and the Federal Department of Manpower and Immigration after the period ending March 31, 1976.
- F. City Council approve the leasing of the premises at 8165 Main Street for a one year period at \$1,200 month.
- G. City Council approve an amount of \$23,898 from Contingency Reserve for the period July 1 to December 31, 1975 and an amount of \$11,948 for the period January 1 to March 31, 1976 in advance of the 1976 revenue budget.

The Comptroller of Budgets advises that funds are available from Contingency Reserve.

.../cont'd

Standing Committee of Council 3
on Community Services
July 10, 1975.

INFORMATION

2. Liquor Permit Application -
1222 Hamilton Street,
Development Permit Application No. 70385.

The Committee had before it for consideration a Manager's Report dated June 26, 1975, in which it was reported on behalf of the Director of Planning as follows :

"that the above-noted Development Permit Application has been filed to alter and use the main floor and a portion of the basement of this 3-storey plus basement warehouse building as a restaurant/cabaret.

This development is situated in the downtown area between Drake and Davie Streets in the (CM-1) Commercial District.

This development will maintain a public assembly area of approximately 2,928 sq.ft. This assembly area includes the dining areas and dance floor.

The data on the submitted drawings indicate that there will be seating for 245 persons.

The Director of Planning approved this application after receiving advice from the Development Permit Advisory Committee, subject to the condition that prior to the issuance of the development permit"

'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'

This report is submitted for the consideration of the Standing Committee of Council on Community Services."

During discussion the Committee expressed concern over the fact that up to 245 persons could be accommodated in this building which is in a warehouse area at the south-east of Hamilton Street.

It was noted there are two other licensed clubs within three blocks of this location.

Following discussion it was

RESOLVED

THAT the applicant for development permit No. 70385, Mr. V. R. Burt, be advised that the Standing Committee of Council on Community Services does not regard his application with favour and that he and a representative of the Police Department be invited to appear before the Community Services Committee to discuss this matter further.

.../cont'd

Standing Committee of Council 4
on Community Services
July 10, 1975.

RECOMMENDATION

3. Liquor Administration Branch
re hours of operation for
Neighbourhood Pubs

The Committee had before it for consideration the following letter, dated June 20, 1975, from Mr. B. E. Munkley, Director of Licensing of the Liquor Administration Branch :

"Dear Sirs:

Reference your letter dated June 18th, 1975 regarding Neighbourhood Pub applications. It is noted that you indicate conditions of licensing restricting the seating to 100 persons. Would you please advise or confirm your feelings with regard to the hours of sale; for instance, is it mandatory that the premises be closed at 11:00 p.m. or would you consider extending the hours for these community Neighbourhood Pubs. "

Present regulations of the Liquor Administration Branch require the hours of sale at neighbourhood public houses to be no later than 11:00 p.m. and all patrons must be off the premises one half-hour after the sale of liquor stops.

During discussion the consensus of the Committee was that since neighbourhood pubs are a relatively new concept, the suggestion for extending their hours of operation may be premature.

Following discussion it was

RECOMMENDED

THAT Council disapprove of the extension of the hours of sale in neighbourhood pubs but that this matter be reviewed again by the Community Services Committee in six months.

RECOMMENDATIONS

4. Derelict Buildings in the Skid Road Area

The Community Services Committee, at its meeting of June 19, 1975, after considering a letter from The Downtown Eastside Residents' Association passed the following resolution :

"THAT the Chief Fire Warden,
City Building Inspector and Medical
Health Officer examine these structures
and report back to the Community Services
Committee."

.../cont'd

Standing Committee of Council 5
on Community Services
July 10, 1975.

Clause No. 4 (continued)

The Committee had before it for consideration a Manager's Report, in which the Fire Chief reported on six buildings in the downtown eastside area which the Committee considered individually as follows :

A. The Fire Chief reports as follows :

"112 Main Street - 2 storey frame

Owner : Western Equipment Ltd. 102 Main Street.

This building is presently used for storage by the owners. The building is in a state of complete disrepair, presenting a potential fire hazard to premises located at 118 Main Street.

Our records show that on March 11/75 there was a fire on the second floor. There were signs of forcible entry. The water and electricity have been shut off. In my opinion this building should be demolished.

June 23/75: Owners will be applying for a demolition permit very soon. Presently looking for new storage space."

Following discussion it was

RECOMMENDED

THAT the City Clerk write the owner of 112 Main Street advising him to apply for his development permit application immediately.

- - - - -

B. The Fire Chief reports as follows :

"201-203-205 Powell Street - 2 St. frame & stucco

Owner : Wm. Mow Chuen Sam
Agent : Canada Permanent Trust Co. (876-7111)
Ed. Chiang (732-3220, 736-3311 or 879-9551)

This building contains a retail store on the main floor, plus living quarters in the rear (201). There are living quarters in the part addressed 203 Powell Street. The second floor (205) contains two suites. The rear stairway is partially obstructed. The wiring is in poor condition throughout the building. Poor health conditions also exist. Appropriate orders are being issued.

June 23/75 : Health Department and Electrical Inspectors notified. Fire alarm upgrading order to be issued."

.../cont'd

Standing Committee of Council 6
on Community Services
July 10, 1975.

Clause No. 4 (continued)

Following discussion it was

RECOMMENDED

THAT the City Building Inspector and the Medical Health Officer report to the Community Services Committee on 201 - 203 - 205 Powell Street in one month's time.

- - - - -

C. The Fire Chief reports as follows :

"237- 237A Powell Street - 3 St. frame & Stucco
1 St. concrete block at rear

Owner : Joe Gon and Jow Kwok Tung,
1285 E. 49th Avenue (327-8037)

Occupant : Kwok Jow, 368 Powell Street

Main floor - presently used for storage.
Second and third floors - unoccupied, badly damaged by fire on May 12, 1975.

June 24/75: Second and third floors are not repairable. These floors should be removed. Owner is presently trying to sell the building. Insurance claim has not been settled yet. If the owner won't repair this building it should be demolished. Appropriate orders are being issued."

During discussion the Committee queried the last sentence of the Fire Chief's Report on this structure and following discussion it was

RECOMMENDED

THAT the City Clerk write the owner of 237 - 237A Powell Street enquiring as to the status of the building and that the owner be asked his plans for the building and report to the Community Services Committee in one month's time.

- - - - -

D. The Fire Chief reports as follows :

"225 Main Street - 2 St. frame & brick

Owner : T. Hara, 193. E. Hastings Street (682-6177)

Main floor and basement presently being used for storage by Jones Markets Ltd. Will be vacant in about three weeks. The owner has applied for a development permit. Renovations will begin when plans approved.

Second floor will be used for offices."

.../cont'd

Standing Committee of Council 7
on Community Services
July 10, 1975.

Clause No. 4 (continued)

Following discussion it was

RECOMMENDED

THAT the Director of Planning be asked to report to the Community Services Committee on the status of the development permit application the owner of 225 Main Street has applied for.

- - - - -

E. The Fire Chief reports as follows :

"205 & 215 East Georgia Street (George Rooms)

Owner : St. Lawrence Investments Ltd. 4811 Cambie St.
Hotel Leased By: L. & K. Investments Ltd. (Vanagas
Holding Ltd.)

The hotel comprises two buildings. One building is a three storey frame with retail stores on the main floor. The other building is a five storey brick and frame with retail store on the main floor. (Vacant).

The three storey section that was badly damaged by fire is being renovated. The two buildings are being sprinklered." Completion date approximately July 20, 1975.

Following discussion it was

RECOMMENDED

THAT the above report be received and the Fire Chief submit a further report on this building to the Community Services Committee in one month's time.

- - - - -

F. The Fire Chief reports as follows :

"301 - 305 Main Street (Formerly Jay Rooms) 2 St. frame
& brick

Owner : Jim Lee, 324 East 13th Avenue.
Main floor - (301 - 305 Main Street) owner has permit to renovate. Second floor will be renovated into a single dwelling unit. This building is in average condition."

Following discussion it was

RECOMMENDED :

THAT the report on this building be received.

The meeting adjourned at approximately 4:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 626

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IV

OFFICIAL TRAFFIC COMMISSION

JULY 3, 1975

A meeting of the Official Traffic Commission was held on Thursday, July 3rd, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 7:30 P.M.

PRESENT: Alderman Marzari, Chairman
Alderman Boyce
Dr. K. Mirhady, Chairman, Vancouver School Board
Mr. R. Gascoyne, Asst. City Engineer - Traffic
Mr. J. Moodie, for City Manager
Mr. R. Jackson, for Director of Legal Services
Supt. R. Cray, Vancouver Police Department

ALSO PRESENT: Mrs. E. Robinson, Vancouver Parent-Teacher Council
Mr. R. Pedosuk, representing Mr. Thompson of
B.C. Hydro

ABSENT: Mr. W. Reese, Vancouver Safety Council

CLERK: M. L. Cross

Adoption of Minutes

The Minutes of the meeting of the Official Traffic Commission of April 17th, 1975 were adopted.

INFORMATION

1. Pine Crescent - Traffic Control

The Commission considered a letter dated May 7th, 1975 from Mr. J. Bigsby expressing concern about the extremely heavy volume of traffic along Pine Crescent which has created a major hazard and caused numerous severe accidents at the 4-way courtesy corner of 36th Avenue and Pine Crescent.

Mr. R. Gascoyne advised that on-going studies are being carried out in the area as a result of the abandonment of the Burrard/Arbutus connector and recommended that a "stop" sign be installed on Pine Crescent and 36th Avenue.

Mr. Bigsby stated that the residents in the area felt the "stop" sign would be more effective on 36th Avenue rather than Pine Crescent.

RESOLVED

THAT the submission of Mr. Bigsby be received and the matter referred to the Engineering Department to be included as part of a study of an overall transportation plan for the area; for report back to the Commission.

RECOMMENDATION

2. Resident Parking Only - Vicinity of Nanaimo & Kingsway

The Chairman advised that during discussion at a Public Hearing to rezone an area in the vicinity of 30th Avenue and Baldwin Street, residents of the area complained about lack of resident parking. The matter was referred to the Official Traffic Commission.

Official Traffic Commission
July 3, 1975

Page 2

Clause No. 2 Continued

The Commission considered the following report dated June 9th 1975 by the City Engineer:

" In any block where resident parking is being usurped by non-residents, there are two methods of recourse depending on the nature of the parking occurring. First, there is the "three hour By-law". This By-law is applicable where vehicles are parked in excess of three hours between 8 a.m. and 6 p.m. of any day. Enforcement can be obtained through a telephone complaint to the Police Department. Secondly, if heavy non-resident parking occurs in the evening or during the day for periods less than three hours, "Resident Parking Only" zones can be established. Enforcement of these "R.P.O." zones is again instigated by the resident, and it is required that he recognizes a non-resident vehicle and identifies it to a police officer. If there is any parking space available within the block though not necessarily in front of a specific residence, the situation is considered acceptable and "R.P.O." zones are not established.

" The Traffic Engineering Office has had no request for "R.P.O." zones adjacent to the Eldorado Motor Hotel, and observation of parking densities in the area, and in the vicinity of East 30th Avenue and Baldwin, indicate that no such zones are warranted. "R.P.O." zones are established only where a demonstrated parking problem exists, as explained in the first paragraph, - not where a problem is merely anticipated. If the new development in question does generate undue on-street parking, however, we would be prepared to investigate the problem at that time. "

Miss D. Price, a resident in the area, advised that there is no parking available, particularly in the evening, because patrons of the Eldorado Hotel who cannot find room in the parking lot park on the surrounding streets. Miss Price lives on 32nd Avenue and feels that her block should also have "Resident Parking Only" signs.

The "three hour By-law" was explained, whereby cars parked longer than three hours between 8:00 A.M. and 6:00 P.M. would be ticketed upon complaint to the Police Department; however, the cars will not be towed away.

The Commission felt that if enough residents get together and telephone the Police Department to enforce the "three hour By-Law", it may deter overtime parkers.

Alderman Boyce put forward a motion that "Resident Parking Only" signs be installed in the area at locations to be determined by Traffic Engineering. The motion LOST with Alderman Marzari, Dr. Mirhady, Supt. Cray and Messrs. Gascoyne, Jackson and Moodie opposed.

After further discussion, the Commission

RECOMMENDED

THAT the matter of "Resident Parking Only" signs in the vicinity of Nanaimo Street and Kingsway be deferred until the Engineering Department observes parking densities around the Eldorado Hotel in the evening; for report back to the Commission.

FURTHER, THAT residents in the area be advised of their right to telephone the Police Department to have the "three hour By-law" enforced between the hours of 8:00 A.M. and 6:00 P.M.

(Alderman Boyce wished to be recorded as opposed.)

Continued on Page 3. . . .

INFORMATION3. Pedestrian Signal Request on Oak Street at 59th Avenue

The Commission considered a report of the City Engineer dated June 26th, 1975 (copy circulated) wherein it is recommended that the present pedestrian crossing control devices at the intersection of 59th and Oak Street remain as the most appropriate form of crossing protection for pedestrians at this time. The present devices consist of a painted crosswalk on the south side of 59th Avenue with overhead interior illuminated crosswalk sign and amber flasher displayed in each direction complemented by advance warning signs which indicate that a crosswalk is ahead.

Mr. E. Ruddell, Chairman of the Traffic and Transit Committee of the Marpole-Oakridge Area Council, submitted photographs of the intersection, a chart of Activity Attendance for the Community Centre in 1974, Accidents Statistics, and a Petition which he certifies as having 1625 signatures as of 3rd July 1975. The Chairman advised Mr. Ruddell that the petition containing the actual signatures should be submitted to the Commission.

Residents of the area present at the meeting advised that they had been witnesses to fatal accidents at the intersection which were not recorded in the Engineer's report. They stated that some parents will not let their children cross Oak Street to attend the Community Centre without the presence of an adult at the intersection.

Mr. J. Moodie advised that two pedestrian activated signals have already been approved but there is no money available to install them. Financing of this additional signal would have to be considered.

Alderman Boyce put forward a motion to approve the installation of a pedestrian activated signal at 59th Avenue and Oak Street immediately, with the City Engineer reporting direct to Council on source of funds. The motion was DEFEATED with Supt. Cray and Messrs. Gascoyne, Jackson and Moodie opposed.

Discussion centred on the relative position of installing a pedestrian activated signal at the intersection of 59th Avenue and Oak Street in the regular warrant system. Mr. Gascoyne advised that it was tenth in line and likely to be approved in due course. The Commission

RESOLVED

THAT the matter of a pedestrian activated signal at the intersection of 59th Avenue and Oak Street be deferred for future consideration by the Engineering Department under the warrant system.

RECOMMENDATION4. Combined Through Bus Route 27: Southeast Vancouver to Kootenay Loop

The Commission considered a report of the City Engineer which recommended that a bus stop on the west side of Joyce Street and Kingsway be approved for the No. 27 Rupert service.

At Council on May 27th, 1975 representatives of the area objected to the southbound bus stop on Joyce Street across from the loop. Council referred the matter to the Official Traffic Commission for discussion with representatives from the Bureau of Transit and a delegation from the citizens, stating in the meantime the proposed bus stop on the west side of Joyce Street at Kingsway not be installed.

Clause No. 4 Continued

The Chairman advised that representatives of the Bureau of Transit had been requested by the Clerk to appear at the Commission meeting.

The following letter dated June 3rd, 1975 from Mr. V. J. Parker, Director of Transit Services, was considered at the meeting.

" Thank you for the extract from City Council Meeting on May 27, 1975.

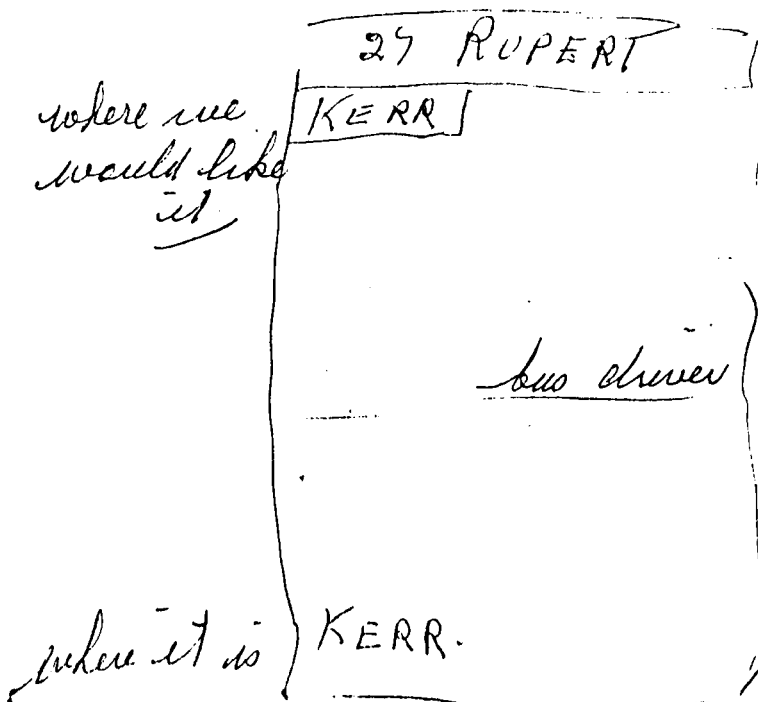
" We had previously suspended our plans that directed our B.C. Hydro operations planning group to make changes in bus stops at Joyce Road and Kingsway.

" We had determined that we would operate City BUS #27 Rupert as close to the former arrangements as possible. We will make any further changes as part of a general plan for upgrading services in South-East Vancouver and Burnaby."

Mrs. E. Nichols, Secretary of the Collingwood Centre for Elder Citizens, advised that as well as objecting to the proposed bus stop, residents felt the destination signs should be located so as to be seen more clearly. The following sketch and letter dated June 27th, 1975 from Mrs. Nichols were presented to the meeting:

"It has been brought to our attention numerous times about destination signs in bus. If signs could be inserted as sketch shows, it could be seen from all directions. When bus now enters loop people come out of shelter pass three or four other busses then find down in lower right hand corner bus is going in opposite direction in which they wish to travel. If this change can be made we think it will satisfy every one."

" Bus drivers coming from Kootenay loop do not acquaint passengers going to town that they can board bus on Kingsway in front on bank "



Clause No. 4 Continued

Mr. Pedosuk, agreed to act as liaison to determine whether anything could be done to relocate the destination signs of buses.

The Commission also considered a letter dated June 2nd, 1975 from Mr. J. D. Murray, President of the Killarney Community Centre Society, opposing the proposed changes in bus stops on the 21 Kerr and 27 Rupert bus route.

RECOMMENDED

THAT the proposed bus stop on the west side of Joyce Street at Kingsway not be installed.

FURTHER THAT the Chairman contact the Bureau of Transit to have a representative appear before the Commission to advise of any decisions that have been made with respect to bus routes.

5. 49th Avenue Bus Route

The Commission considered a report of the City Engineer dated June 27th, 1975 which responded to various requests from Mr. E. Lyngen, Chairman of the Killarney Champlain Citizens for Action, related to the 49th Avenue bus operation.

The City Engineer recommended

1. That bus stops be authorized, in both directions on 49th Avenue at Frontenac Street.
2. That the bus stop on Frontenac Street at 49th Avenue not be relocated.
3. That additional bus stops not be established on 49th Avenue between Killarney and Rupert Streets.
4. That the Killarney Champlain Citizens for Action Committee at 3200 East 54th Avenue and the Killarney Community Centre at 6260 Killarney Street be provided with copies of this report.

Mr. N. Davidowitz voiced his concerns with respect to the Engineer's recommendations.

After discussion, the Committee

RESOLVED

THAT the matter of additional bus stops on 49th Avenue between Killarney and Rupert Streets be deferred until a letter dealing with a pedestrian crossing study at 49th Avenue and Killarney Street is received from the Killarney Champlain Citizens for Action Committee; for report back to the Commission;

and

RECOMMENDED

- A. THAT bus stops be authorized, in both directions on 49th Avenue at Frontenac Street.
- B. THAT the bus stop on Frontenac Street at 49th Avenue not be relocated.

Continued on Page 6. . .

Clause No. 5 Continued

- C. THAT the Killarney Champlain Citizens for Action Committee at 3200 East 54th Avenue and the Killarney Community Centre at 6260 Killarney Street be provided with copies of this report.
- D. THAT the Official Traffic Commission be the elected body through which bus stops and other Bureau of Transit matters are channelled through Council.

6. Marine Drive at 70th Avenue - Overhead Sign

Mr. R. Gascoyne advised that an overhead illuminated cross-walk sign appeared warranted at this intersection.

RECOMMENDED

THAT an overhead illuminated crosswalk sign be installed at the intersection of Marine Drive and 70th Avenue.

INFORMATION

7. 33rd Avenue and Granville Street

Mr. R. Gascoyne advised that the study on alternative proposals for improving the intersection of 33rd Avenue and Granville Street had not been completed and he would report back to the Commission.

8. Standardization of Turn Regulation Signs

At the last meeting of the Commission, Alderman Boyce requested a verbal report from the Engineering Department with respect to the placement of turn regulation signs at intersections. Mr. J. McLewin, Traffic Operations Engineer, advised that at most intersections, the primary traffic signal head is centred overhead with a secondary head at the left corner of the intersection. Turn regulation signs are usually placed adjacent to the primary signal head.

9. Other Business

Mrs. E. Robinson requested the Engineering Department to investigate and report on the intersection of Joyce Street and Kingsway. The same time has been allowed for crossing Kingsway as existed before the street was widened.

The meeting adjourned at 9:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 6-7

July 18, 1975

REPORT TO COUNCIL
STEERING COMMITTEE RE PARK BOARD STUDY

RECOMMENDATION

1. Consultant's Study of Responsibilities and Authorities of the Vancouver Board of Parks and Recreation

A copy of the above study by Peat Marwick and Partners is circulated for Council's Information.

Aldermen Volrich and Bowers represented Council on a steering Committee for this study. They recommend that the 7 recommendations of the Consultant found on pages 5, 6 and 7 of the report be referred to the City Manager for comment, and that Council consider them after hearing from the Manager and from the Parks Board.

FOR COUNCIL ACTION SEE PAGE(S) 18

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VI

REPORT TO COUNCIL

CLIENTS' COMMITTEE RE SPACE
REQUIREMENTS OF VANCOUVER POLICE DEPARTMENT

July 3, 1975

A meeting of the Clients' Committee re Space Requirements of Vancouver Police Department was held in the City Manager's Board Room, third floor, City Hall, on Thursday, July 3, 1975, at approximately 9:00 a.m.

PRESENT: Alderman Bowers, Chairman
Alderman Rankin
Mr. Lorne Ryan, City Manager
Mr. J. McLean, Administrative Analyst
Chief Constable D. Winterton, Police
Department
Deputy Chief Constable T. Dixon, Police
Department
Inspector E. W. Lister, Police Department
Mr. Joseph H. Cohen, Vancouver Police Board
Mr. A. Langley, Assistant Director I/C of
Construction & Maintenance Division of
Permits & Licenses Department
Mr. C. E. Carlson, Harrison/Kiss, Architects

CLERK: H. Dickson

BACKGROUND

At its previous meeting held on April 15, 1975, the Clients' Committee recommended:

1. That Council request the Director of Planning to exempt the area bounded by Main Street on the west, Cordova Street on the north, Gore Avenue on the east, and the lane paralleling Cordova to the south from his application for CD-1 Zoning in the Downtown Eastside area.
2. That the User Committee be requested to advise the Clients' Committee of its requirements for:
 - (a) jail space
 - (b) expansion to the Oakridge Sub-Stationand the estimated cost of meeting these requirements.
3. That the City Engineer report as soon as possible on public parking requirements in the area of the Public Safety Building and cost estimates of meeting such requirements.
4. That Options 'A'2 and 'B'3 of the Harrison/Kiss report of February 21, 1975, be endorsed in principle and the Architects be instructed to proceed towards working drawings for renovations to the existing Public Safety Building only and that costs be kept to the lowest estimates.

At its meeting on April 22, 1975, Council, when considering the above recommendations from the Clients' Committee, took action as follows:

"Recommendations 1, 2 and 3 were approved after Recommendation 3 was amended to read as follows:

3. That the City Engineer, in consultation with the Downtown Parking Corporation, report as soon as possible on public parking requirements in the area of the Public Safety Building and cost estimates of meeting such requirements.

cont'd ...

"In consideration of Recommendation 4 of the Committee, Council amended this motion to read as follows:

4. That Options 'A'2 and 'B'3 of the Harrison/Kiss report of February 21, 1975, be pursued and the Architects be instructed to proceed towards working drawings for renovations to the existing Public Safety Building only and that costs be kept within the lowest estimates reported.

Recommendation 4 was then deferred until the User Committee re Space Requirements of the Vancouver Police Department arranged an information meeting and tour of the Public Safety Building for Council Members."

Council, on May 6, 1975, following a tour of the Public Safety Building, passed the following motions:

"THAT Options 'A'2 and 'B'3 of the Harrison/Kiss report of February 21, 1975, be pursued and the Architects be instructed to proceed towards working drawings for renovations to the existing public Safety Building only, and that costs be kept within the lowest estimates reported."

"THAT the matter of costs for the Public Safety Building be referred to the Finance and Administration Committee for consideration as part of the forthcoming five-year Capital Programme."

For the information of Council, 'A'2 and 'B'3 of the Harrison/-Kiss report referred to in Recommendation 4 above are as follows:

"A. PUBLIC SAFETY BUILDING

2. Renovate the building (lock-up excluded) based upon the full space requirements and provide for space shortages in a new annex as described under Heading 'B'2 or 'B'3.

B. PARKING & GYMNASIUM ANNEX

3. Parking for approximately 130 police service vehicles and 34 motorcycles.
A gymnasium with changing, exercise and locker rooms. Approximately 24,500 sq. ft. of space to accommodate existing and projected shortages to the end of the year 1977. Provision for future expansion to the maximum permissible under the Zoning By-laws. "

At the April 15, 1975, meeting of the Clients' Committee, updated cost figures as follows were presented by the Construction and Maintenance Division of the City:

| <u>"Summary</u> | <u>Current Estimates</u> | |
|--|--------------------------|--------------------|
| 1. Public Safety Building | 3,910,000 | - 4,470,000 |
| 2. Parking, Gymnasium, Offices | 2,780,000 | - 3,355,000 |
| 3. Alternative Parking Site | 175,000 | - 175,000 |
| 4. Communications Centre | <u>425,000</u> | - <u>425,000</u> |
| Total Forward | 7,290,000 | - 8,425,000 |
| Less amounts included in (1) for Communications area | <u>(-) 314,000</u> | <u>(-) 361,000</u> |
| TOTAL ESTIMATES | 6,976,000 | 8,064,000 |

Clients' Committee, July 3, 1975

3

| <u>Summary</u> | <u>Current Estimates</u> | |
|---|--------------------------|----------------------|
| TOTAL ESTIMATES (c/f) | 6,976,000 | 8,064,000 |
| Less funded for Communications Centre | (-) 330,000 | - (-) 330,000 |
| Balance of funds required | 6,646,000 | - 7,734,000 |
| Less unexpended in 445/ Accounts Police Renovation | 748,000 | - 748,000 |
| Additional Funds Required | <u>\$5,898,000</u> | - <u>\$6,986,000</u> |
| | \$6,500,000 | " |

It was on these figures that the Council motions on May 6, 1975, and April 22, 1975, were based.

* * * *

In calling the meeting to order this day the Chairman advised the Committee it is yet to be determined the amount of funds which should be included in the Five Year Plan for the renovations of the main police building, the funding required for an addition to the Oakridge Sub-Station and the cost of providing public parking required at the main police station.

It was noted during discussion that at its April 15th meeting the Clients' Committee had been advised that the City Engineering Department was already studying parking requirements for the Public Safety Building, but it was pointed out at today's meeting that this was an incorrect assumption on the part of the Committee; that the City Engineering Department will not be able to report on public parking requirements at the police station following consultation with the Downtown Parking Corporation (as per Council's resolution of April 22nd) for at least two months.

Members of the Committee had before them for consideration copies of the proposed Five Year Plan that the Standing Committee on Finance and Administration is currently studying and noted that on Page 48 of the Plan, \$7,639,000 is allocated for renovations to the Police Station.

This appeared to be contrary to the Council's motion of April 22nd, which stated in part: "that costs be kept within the lowest estimates reported".

The lowest estimates provided to the April 15th Clients' Committee meeting by the Construction and Maintenance Division and approved by Council April 22nd totalled \$5,898,000.

The Committee noted that there also are mysteries about the amount of funds currently available; that the figures supplied by the Construction and Maintenance Division to the April 15th meeting indicated \$748,000 was available as unexpended funds in the account for Police renovation, whereas the proposed Five Year Plan on Page 48 has a note that there is currently \$650,000 on the current Capital Programme which can be applied against these costs. There was also confusion expressed over funding of the communications centre and how it affects the Five Year Plan.

Since none of the information required was available at the Committee meeting, it was agreed that the Director of Construction and Maintenance would report on this matter directly to the Finance and Administration Committee.

A representative of Harrison/Kiss advised further the preliminary sketch plans for the Public Safety Building project could be ready in a week or so, working drawings could be completed by the end of the year and construction could start in early 1976.

Clients' Committee, July 3, 1975 4

During discussion it was noted the City is in a tight financial situation and all costs must be kept to a minimum.

On Item #3 of the figures submitted to the April 15th Committee meeting for an alternate parking site during construction period it was agreed that Firehall #2 could be demolished, but that this parking site should not cost \$175,000 and need not be black-topped. (A figure of less than \$100,000 was suggested, and the Director of Construction and Maintenance was to deal with this matter also in his report to the Finance and Administration Committee.

In accordance with Recommendation #2 of the April 15th Clients' Committee meeting, approved by Council April 22nd, the following report was distributed at the meeting by the User Committee:

With reference to the April 15, 1975 resolution:

"That the User Committee be requested to advise the Clients Committee of its requirements for:

- a) Jail Space
- b) Expansion to the Oakridge Sub-station

and the estimated cost of meeting these requirements."

a) Jail Space

At the moment, it is extremely difficult to predict the future of the V.P.D. Jail, and therefore, its space requirements. The Police Board has been assured by Dr. M. Matheson of the Attorney-Generals Department that the Provincial Government will be taking over responsibility for custody of charged prisoners within a matter of weeks.

On the basis of this assurance, we can assume that our only detention needs will be for prisoners "held without charge", and possibly a contract arrangement with the Immigration Department. If so, one floor of the present facility would be adequate -- probably the 5th would be best. No extensive renovation would be required, but a general clean-up is necessary.

From the point of view of the committee, little or no capital expenditure will be required.

For the record, it should be noted that the 4th and 6th floors of the Detention Annex are not suitable for conversion to office space. They may be utilized for storage space or some limited function, but the cost of any renovation would be exorbitant. That portion of the 3rd floor which is now used as the booking area may be recoverable for office space.

b) Oakridge Expansion

A study was made of the Oakridge facility, and the following conclusions formed:

- 1) The present building is barely adequate for its present use.
- 2) Considerable expansion of services, plus more decentralization will require additional police facilities in the South or South East portion of the city.
- 3) An additional floor on the Oakridge building will provide an extra 3800 square feet of space. This should meet the police Department needs for several years, and would be well utilized even if outgrown sooner.
- 4) A second floor on Oakridge is probably the most economical way to solve the present and mid-range space problem.

(That is, space requirements outside of Oakridge would be reduced proportionately to the amount provided in the present building).

Again, a definite breakdown of the 3,800 square feet is subject to a series of policy decisions which are still pending. Based on the latest considerations, suggested usage would be approximately as follows:

nts' Committee, July 3, 1975

| | |
|--|---------------|
| District 3 Inspector & Staff Sergeant | 200 Sq. Ft. |
| District 4 Inspector & Staff Sergeant | 200 Sq. Ft. |
| Detective Office (2Sgts. 4 Detectives) | 450 Sq. Ft. |
| Y.P.S. (NCO, 2 men) | 250 Sq. Ft. |
| 4 Interview Rooms | 300 Sq. Ft. |
| Locker Room, Washroom, Etc. | 2,050 Sq. Ft. |

3,450 Sq. Ft.

Plus circulation (at least 350 Sq. Ft.)

Also required would be additional parking space for both Police and staff vehicles. Minimum anticipated requirements are for 28 Police vehicles and 30 staff members.

Estimated cost of providing the second-floor addition is \$355,000.

This includes the acquisition of some adjacent city-owned property for use as parking space for approximately 38 vehicles, plus the cost of blacktopping, etc. Also included is the cost of placing the present jail cells "Outside" the building. "

This report was reviewed verbally by the Police Department which ed the \$355,000 for a second floor at the Oakridge Sub-station udes professional fees and inflation escalation as well as placing present jail cells "outside" the building.

The Committee noted that a maximum security type of jail is not ired at Oakridge; that persons are usually held there for only tter of a few hours.

It was noted the Police should report back on the minimum ing facilities which could be incorporated at the Oakridge station; such as a type utilizing heavy wire mesh.

The Committee also questioned the allocation of 2,050 sq. ft. pace at the Oakridge Sub-station for locker room and washroom e.

Following discussion it was

LVED

THAT the Standing Committee of Council on Finance and Administration allocate a maximum of \$260,000 in the Five Year Plan for expansion to the Oakridge Sub-station, such expansion to not include a jail.

THAT the Construction and Maintenance Division re-examine the figures titled #1, #2 and #3 which was submitted to the Clients' Committee meeting of April 15th which were approved by Council April 22nd, with a view to keeping them in line with Council's recommendation of April 22nd (i.e. "that costs be kept within the lowest estimates") and report to the Standing Committee on Finance and Administration.

NOTE: It was estimated the Construction and Maintenance Division would require three to four weeks before appearing before the Finance and Administration Committee on this matter.



And it was

IMENDED

THAT Council expand the terms of reference of Harrison/Kiss, Architects, to include the expansion to the Oakridge Sub-Station; that Harrison/Kiss begin preparation of sketch plans and cost estimates for the Oakridge expansion and that this addition to the Oakridge Sub-Station cost no more than \$260,000.

The meeting adjourned at 11:10 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 568-9



This report was submitted to the Finance and Administration Committee at its meeting of Thursday, July 17, 1975.

DISTRIBUTED MONDAY

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

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VII

JULY 17, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 17, 1975 at approximately 1.30 p.m.

| | |
|----------|--|
| PRESENT: | Ald. Volrich, Chairman Ald. Bowers, Marzari, Sweeney |
| ABSENT: | Ald. Kennedy |
| CLERK: | G. Barden |

COMMENDATION

1976-80 Five Year Plan Review for 1975 Plebiscite.

The Committee had for consideration a special report from the 76-80 Five Year Plan Review Committee dated July 15, 1975, outlining a recommended plebiscite content and background of how the figures were arrived at; a report dated July 10, 1975 from the Permits and Licenses Department on funding for renovations of the public safety building which Council requested be included in the forthcoming plebiscite; a letter dated July 10, 1975 from the Board of Parks and Recreation outlining various requests in connection with the Five Year Plan; together with a memorandum dated July 17, 1975 from the Mayor (distributed at meeting) in which he proposed an alternate approach to the Housing Revolving Fund for the Five Year Plan (copies circulated).

The Committee centered discussion on the following:

(i) Neighbourhood Improvement Programme.

The Committee discussed the Neighbourhood Improvement Programme and it was noted that the 1974 plebiscite did not include funds for the programme as \$2,480,000 of previous plan urban renewal funds were available. However, the 1975 N.I.P., not yet approved by the Federal and Provincial Governments, is apparently going to require anywhere from \$1.3 million to \$1.9 million of these funds. There is now a residue of \$1.3 million in the existing programme over and above the \$1.3 million appropriated for the 1975 programme. This would still leave an inadequate balance of funds available to allow the City to continue to participate at the current level throughout the planned period. The Committee felt it would be regrettable to entirely eliminate the programme and favoured including \$1 million to allow the programme to continue until 1977. The Chairman stated that the programme could possibly be funded in 1977 and 1978 from supplementary capital or other sources.

Report to Council
Standing Committee of Council
on Finance and Administration
July 17, 1975

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Clause No. 1 Continued.

(ii) Renovations to Public Safety Building.

The Committee discussed funding required for the police building. In April 1975, it was estimated that the cost of renovating the public safety building would be \$6,710,000. The Review Committee reported that after obtaining revised figures on the costs and deleting \$6 million representing proceeds from the sale of the Court House to the Provincial Government a balance of \$710,000 would be required.

The Review Committee recommended that a rounded figure of \$700,000 be included for this building in the 1975 plebiscite. The following is a comparison of costs for the renovations if funded by the Five Year Plan and if funded mostly from the sale of the Court House, based on the Special Review Committee report and the report from the Permits and Licenses Department, modified verbally by the Director of Finance:

| <u>IF funded out of 5-year plan</u> | <u>IF funded mostly from Court House</u> |
|---|--|
| Renovation of existing building | |
| 4,109,000 | 3,992,000 |
| Annex to present building | |
| 3,221,000 | 3,127,000 |
| Temporary Parking Lot | |
| 30,000 | 30,000 |
| <hr/> | <hr/> |
| 7,360,000 | 7,149,000 |
| less funds available for Public Safety Building | |
| - 650,000 | - 650,000 |
| less proceeds of sale of Provincial Court Building, if so applied | |
| <hr/> | <hr/> |
| | -6,000,000 |
| Balance: 6,710,000 | 499,000 |
| ===== | ===== |

It is noted that there is a saving of approximately \$210,000 allowance for discount on the sale of debentures if the renovations are funded mostly from the sale of the Court House. The Committee reduced the amount to be included in the plebiscite for the Public Safety Building to \$500,000.

(iii) Expansion of Oakridge Sub-station.

The amount of \$355,000 was submitted for inclusion in the Five Year Plan for Oakridge Sub-Station, the Review Committee reduced this to \$260,000 and this amount was rounded to \$300,000 by the Director of Finance. The Committee felt it should have been rounded to a lesser figure and reduced it to \$250,000.

Report to Council
 Standing Committee of Council
 Finance and Administration
 July 17, 1975

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ause No. 1 continued

(iv) Plebiscite Content.

The following table shows the recommended plebiscite content as amended by the Finance and Administration Committee:

| | 1974 Plebiscite | Plus or Minus Changes by Council and Depts in 1975 | Starting Point 1975 Review | Review Group Changes | 1975 Plebiscite Before Rounding | Recommended 1975 Plebiscite |
|----------------------------|--------------------|---|----------------------------------|----------------------------|--|-----------------------------------|
| | (000) | (000) | (000) | (000) | (000) | (000) |
| ts, Roads & Bridges, etc. | | | | | | |
| et Paving) | | | | 1,000 -) | | |
| e Paving) | | | | 190 -) | | |
| ewalks) | | | | 130 -) | | |
| t Turn Bays) | | | |) | | |
| tings Viaduct) | 13,496 | | 13,496 |) | 12,176 | 12,200 |
| l. Northern Rwy. Bridges) | | | |) | | |
| dova St. Extension) | | | |) | | |
| er Items) | | | |) | | |
| t Lighting | | | | | | |
| al Impvt.) | | | |) | | |
| er) | 1,837 | | 1,837 | 155 -) | 1,682 | 1,700 |
| ergrounding) | | | |) | | |
| ground Wiring | 1,680 | | 1,680 | | 1,680 | 1,700 |
| e Disposal | 806 | | 806 | | 806 | 800 |
| ications | 1,623 | | 1,623 | 373 - | 1,250 | 1,250 |
| .fication | 1,625 | | 1,625 | 1,625 - | 0 | |
| Bldgs & Property | | | | | | |
| cation of Firehalls | 1,420 | 886 - | 534 | | 534 | 550 |
| nstruction of Firehalls | 1,268 | | 1,268 | | 1,268 | 1,250 |
| erty Purchase Fund | 3,000 | | 3,000 | 1,000 - | 2,000 | 2,000 |
| ic Safety Building | | 6,710 + | 6,710 | 6,000 - | 710 | 500 |
| idge Sub-station | | 355 + | 355 | 95 - | 260 | 250 |
| development | 13,416 | 867 + | 14,283 | 1,283 - | 13,000 | 13,000 |
| quisition | 7,073 | | 7,073 | 3,073 - | 4,000 | 4,000 |
| ity Recreation Facilities | 8,800) | 867 - | 14,333 | 6,400 -) | 7,933 | 7,950 |
| ng Pools) | 6,400) | | |) | | |
| ies | | | | | | |
| ches | 272 | 272 - | | 272 + | 272 | 300 |
| ict | | 950 + | 950 | 950 - | | |
| | 3,000 | 7,000 + | 10,000 | | 10,000 | 10,000 |
| TOTALS | 65,716 | 13,857 | 79,573 | 22,002 - | 57,571 | 57,450 |

Plus \$1,000,000 to be added in for N.I.P.

1,000
 58,450

The Committee discussed what City policy is re financing the Year Plan should the plebiscite fail and the Director of Finance requested to prepare an information report so that members of Council would know what the alternatives are.

cont'd ...

Report To Council
Standing Committee of Council
Finance and Administration
July 17, 1975

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Clause No. 1 Continued.

(v) Ballot.

The Committee discussed the format for presentation of the ballot to the public and favoured a four ballot format structured as follows:

| <u>Ballot 1</u> | 1974 | 1975 |
|---|---------------------|-------------------|
| General Engineering Works, Protection to Persons and Property, and Public Buildings and Property. | \$26,755,000 | \$22,200,000 |
| <u>Ballot 2</u> | | |
| Work Development and Acquisition | \$20,489,000 | \$17,000,000 |
| <u>Ballot 3</u> | | |
| Community Recreation Facilities | \$15,472,000 | \$ 8,250,000 |
| <u>Ballot 4</u> | | |
| Involving Fund for Acquisition of Land for Housing and Assistance in Creating Housing | \$ 3,000,000 | \$10,000,000 |
| As \$1 million to be included in one of the above for N.I.P. | | 1,000,000 |
| | <u>\$65,716,000</u> | <u>58,450,000</u> |

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Following further discussion, it was

RECOMMENDED

(A) THAT City Council approve including \$1 million in the Five Year Plan for the Neighbourhood Improvement Programme.
Note: Alderman Marzari requested that the Review Committee consider including the N.I.P. allocation in the ballot for Community Recreation Facilities.

(B) THAT City Council approve the total amount of \$58,450,000 in the 1976-80 Five Year Plan to be put to the voters on October 8, 1975, details to be as amended by the Finance and Administration Committee and shown in the above table.

(C) THAT City Council include an amount of \$500,000 in the Five Year Plan for the public safety building on the assumption that the proceeds of the Provincial Court Building are applied to the renovation.

(D) THAT City Council approve a separated ballot being presented to the voters along the general lines outlined above.

(E) THAT the report dated July 10, 1975 from the Permits and Licenses Department re Police Facilities be received.

(F) THAT the memorandum from the Mayor dated July 17, 1975 be received and no action taken.

The Meeting adjourned at approximately 3.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 544-6